JANUARY 7, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11
Regional Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 (arrived at 9:40 p.m.)
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:
Councillor P. Richards - Ward 8 (illness)
Councillor D. Metzak – Ward 9 (illness)

Staff Present:
J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services and City Solicitor
J. Corbett, Director of Development Services, Planning and Building
P. Snape, Manager, Development Services, Planning and Building
N. Grady, Development Planner, Planning and Building
T. Goodeve, Development Planner, Planning and Building
M. Melenka, Development Planner, Planning and Building
B. Steiger, Development Planner, Planner and Building
K. Walsh, Director of Recreation Planning, Development and Parks Operations, Community Services
R. Bino, Director of Development and Engineering Services Works and Transportation
L. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order 7:08 p.m. and adjourned at 9:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A. PB001-2002 APPROVAL OF THE AGENDA

B. CONFLICTS OF INTEREST – nil

C. CONSENT

D 1. PB002-2002 INFORMATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (FLETCHERS CONTWO INV. LTD.) - SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY- WARD – 6 (File C2W9.9).

D 2. PB003-2002 INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS - BELOW GRADE EXTERIOR STAIRS IN FRONT AND SIDE YARDS (File P42GE-1)

E 1. PB004-2002 DELEGATION - RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6 (File C3W5.7) (See Report G5)

E 2. PB005-2002 DELEGATION - DRAFT APPROVED PLAN OF SUBDIVISION – EIGHT ACRES/FREEHOLD INTERNATIONAL – SOUTH-EAST CORNER OF RAY LAWSON BOULEVARD AND MAVIS ROAD – WARD 4 (File 21T-86082B/21T-860103B and T2W14.3/T2W14.4).

E 3. *PB006-2002* PB007-2002 DELEGATION - RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6 – (File C3W14.2) (See Report G2)

E 4. PB008-2002 DELEGATION - RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6 (File C2W11.7) (See Report G4)

F. DEFERRED/REFERRED ITEMS - NIL

G 1. PB009-2002 RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - TORNORTH HOLDINGS LIMITED (PHASE 2) – SOUTH-EAST CORNER OF TORBRAM ROAD AND BOVAIRD DRIVE – WARD 11 (File C6E10.4).

G 2. *PB006-2002* PB007-2002 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6 (File C3W14.2) (See Delegation E3)

G 3.	**PB010-2002**	**RECOMMENDATION REPORT – OMNIBUS HOUSEKEEPING AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – TO REINSTATE THE AGRICULTURAL (A) ZONE ON FIVE RESIDENTIAL PROPERTIES ON THE EAST SIDE OF MISSISSAUGA ROAD AND NORTH OF STEELES AVENUE WEST – 8627 MISSISSAUGA ROAD – 8619 MISSISSAUGA ROAD – 8601 MISSISSAUGA ROAD – 8399 MISSISSAUGA ROAD – 8383 MISSISSAUGA ROAD – WARD 6** (File G02BR)
G 4.	**PB008-2002**	**RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7) (See Delegation E4)
G 5.	**PB004-2002**	**RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6** (File C3W5.7) (See Delegation E1)
I 1.	**PB011-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 4255 MAYFIELD ROAD – WARD 10**
I 2.	**PB012-2002**	**BUILDING PERMIT ACTIVITY FOR THE MONTH OF NOVEMBER 2001**
J.		**URBAN DESIGN AND ZONING REPORTS**
K .		**HERITAGE BOARD MEETING**
L.		**OTHER BUSINESS**
M.		**CORRESPONDENCE**
M1.		
N.		**QUESTION PERIOD**
N1.		
N2.		
O.		**PUBLIC QUESTION PERIOD**
P.	**PB013-2002**	**ADJOURNMENT**

REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

A. APPROVAL OF THE AGENDA

PB001-2002 That the agenda for the Planning and Building Committee Meeting dated January 7, 2002 be amended, to add:

E 3. Delegations re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** – (File C3W14.2) (See Report G2).

1. Mr. Edwin Upenieks, Solicitor, Lawrence Lawrence Stevenson
2. Mr. Mark Yarrington, KLM Planning Partners Inc.

E 4. Delegations re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7) (See Report G4)

1. Mr. Sam Chee, 185 Blake Avenue, Toronto
2. Mr. Mike Gilmour, 24 Farnham Drive, Brampton

CARRIED

B. CONFLICTS OF INTEREST – nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G3, G6, I1, I2)

D. PUBLIC MEETING REPORTS

D 1. Report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated December 19, 2001, re: **INFORMATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (FLETCHERS CONTWO INV. LTD.) - SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY- WARD – 6** (File C2W9.9).

No members of the public appeared before Committee for this matter.

PB002-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated December 19, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **INFORMATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (FLETCHERS CONTWO INV. LTD.) - SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY- WARD – 6** (File C2W9.9) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 2. Report from B. Lee, Director of Urban Design and Zoning, Planning and Building and K. Pounder, Zoning Planner, Planning and Building, dated November 21, 2001, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS - BELOW GRADE EXTERIOR STAIRS IN FRONT AND SIDE YARDS** (File P42GE-1)

No members of the public appeared before Committee for this matter.

PB003-2002

1. That the report from B. Lee, Director of Urban Design and Zoning, Planning and Building and K. Pounder, Zoning Planner, Planning and Building, dated November 21, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS - BELOW GRADE EXTERIOR STAIRS IN FRONT AND SIDE YARDS** (File P42GE-1) be received; and

2. That staff be directed to prepare the appropriate documents to amend City zoning by-laws so that for single detached, semi-detached, and townhouse dwellings, below grade exterior stairs shall not be located in a required side or front yard or in a yard located between the main wall of a dwelling and a front or flankage lot line.

CARRIED

E. DELEGATIONS

E 1. Mr. Peter Post and Mrs. Teena Post, 1347 Queen Street West, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6** (File C3W5.7) (See Report G5)

Mr. Peter Post, 1347 Queen Street West, Brampton, appeared before Committee and indicated that he was not in support of the application as his home is situated next to the proposed golf range. He advised Committee that the grading of the proposed golf driving range has already been completed and does not understand how such an enormous project could take place without approval from the City. Concerns were also expressed regarding traffic issues as there were no warning signs or regulations regarding speed, and the dumping of fill on the site, which could be hazardous to the environment.

Committee asked questions of staff and were advised that the applicant had obtained a fill permit which allowed the grading and filling of the site. Staff indicated that Council should decide on this application based on planning and development considerations, not on the fact that filling and grading have occurred prior to Committee considering the application.

Report G5 was brought forward and dealt with at this time.

Report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated December 10, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6** (File C3W5.7)

PB004-2002

1. That the Report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated December 10, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6** (File C3W5.7) be received; and,

2. That the application be refused.

CARRIED

E 2. Mr. Ron Webb, Davis, Webb, Schulze and Moon, re: **DRAFT APPROVED PLAN OF SUBDIVISION – EIGHT ACRES/FREEHOLD INTERNATIONAL – SOUTH-EAST CORNER OF RAY LAWSON BOULEVARD AND MAVIS ROAD – WARD 4** (File 21T-86082B/21T-860103B and T2W14.3/T2W14.4).

Mr. Ron Webb, Davis, Webb, Schulze and Moon on behalf of the applicant appeared before Committee and provided details of the application and requested that the specific conditions of the draft plan approval pertaining to stormwater management should be cleared and the subject subdivision released for registration. He indicated that the applicant has met with the City's Engineering staff and Credit Valley Conservation (CVC) staff pursuant to clearing the conditions of draft approval with respect to storm water management. The City's Engineering staff have cleared these conditions; however, CVC staff have not cleared the conditions on the basis that the provisions for storm water management do not meet the CVC's latest standards. He reviewed the history of the subdivision, that was originally draft approved in 1989, and noted that the applicant had provided the right-of-way for Ray Lawson Boulevard to the City well in advance of his pursuing registration of the subdivision.

Mr. Bino confirmed that the City's Engineering staff have cleared the conditions of draft approval relating to storm water management; and Mr. Corbett confirmed that the CVC staff has indicated, as late as November 29, 2001, that they are not prepared to clear these conditions of draft approval.

Mr. Corbett indicated that Planning staff recommends against clearance of the conditions without the written clearance of the CVC. It was explained that the City was sub-delegated subdivision approval authority from the Region of Peel in the early 1990's. We are obligated to circulate all applications to key planning agencies (including the Conservation Authorities) to secure comments and conditions of approval. We are also obligated not to release plans for final approval (registration) until these key agencies have cleared all associated conditions of approval. If the City fails to respect these responsibilities, it is possible that our authority could be withdrawn for a particular application or on a broader basis. Our practice normally is to negotiate revised conditions of approval that enables the application to proceed to registration while enabling the external agencies to achieve their planning objectives.

Mr. Corbett also explained that it is normal for external agencies to require revised or up-dated conditions of approval for applications that have been inactive over extended periods. Upon re-activation of a dormant application, it is the City's responsibility to re-circulate the application to secure revised conditions of approval based on the most recent development standards of the external agencies. If the applicant takes issue with the revised conditions, a remedy can be found through direct negotiation with Authority staff or delegation to the Conservation Authority's Executive Committee, or ultimately an appeal to the Ontario Municipal Board.

Direction was given:

- **That staff arrange a meeting with Regional and City Councillor Representatives and Credit Valley Conservation staff for further discussion regarding the specific conditions of the draft plan approval relating to stormwater management.**

The following recommendations were then introduced:

PB005-2002

1. That the delegation of Mr. Ron Webb, Davis, Webb, Schulze and Moon, re: **DRAFT APPROVED PLAN OF SUBDIVISION – EIGHT ACRES/FREEHOLD INTERNATIONAL – SOUTH-EAST CORNER OF RAY LAWSON BOULEVARD AND MAVIS ROAD – WARD 4** to the Planning and Building Committee Meeting of January 7, 2002 (File 21T-86082B/21T-860103B and T2W14.3/T2W14.4) be received; and,

2. That the matter be **referred** to the Council Meeting of January 14, 2002 for consideration.

CARRIED

E 3. Delegations re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** – (File C3W14.2) (See Report G2).

1. Mr. Edwin Upenieks, Solicitor, Lawrence Lawrence Stevenson
2. Mr. Mark Yarrington, KLM Planning Partners Inc.

Mr. Edwin Upenieks, Solicitor, Lawrence Lawrence Stevenson, appeared before Committee on behalf of Mr. and Mrs. Bates who resides at 10593 Creditview Road, Brampton. He indicated that the Bates did not support relocating Sandalwood Parkway West 15 metres to the north of the lands as it would negatively impact on their property. He advised Committee that some of the trees on the property would be destroyed and suggested that the City consider the expropriation of the Bates' property.

Mr. Mark Yarrington, KLM Planning Partners Inc. appeared on behalf of the applicant and advised Committee that the site triangle at the future Creditview Road and Sandalwood Parkway intersection is not located on the Bates' property and that arrangements were made to relocate the road without any impact on them. Staff confirmed that the subject trees are entirely on the Bates property and would be at least 21 metres from the pavement of Sandalwood Parkway.

Committee held a discussion on this matter, asked questions of the delegations and staff and then considered the following motions.

Direction was given:

- **That staff meet with the Mr. and Mrs. Bates for further discussion regarding the location of the roadway and it s relationship to the trees on their property.**

Report G2 was brought forward and dealt with at this time.

PB006-2002
LOST

That the report from J. Corbett, Director of Development Services, Planning and Building and T. Goodeve, Development Planner, Planning and Building, dated December 17, 2001, re: ***RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6*** *(File C3W14.2) be* ***referred*** *back to staff for investigation of the concerns put forward by the delegation at the Planning and Building Committee Meeting of January 7, 2002.*

LOST

PB007-2002

1. That the delegations re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2) be received;

    1. Mr. Edwin Upenieks, Solicitor, Lawrence Lawrence Stevenson
    2. Mr. Mark Yarrington, KLM Planning Partners Inc; and

2. That the report from J. Corbett, Director of Development Services, Planning and Building and T. Goodeve, Development Planner, Planning and Building, dated December 17, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2) be received; and,

3. That prior to the issuance of draft plan approval, a Tree Inventory and Tree Protection Plan shall be submitted for the subject lands, to the satisfaction of Commissioner of Community Services;

4. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from the Region of Peel, the Credit Valley Conservation, the Conseil scolaire de district catholique Centre-Sud, and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

5. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

6. That prior to the issuance of draft plan approval, a comprehensive block plan and a detailed Functional Servicing Study shall be prepared, to the satisfaction of the City, with respect to the lands bounded by the TransCanada Pipeline corridor to the south, Wanless Drive to the north, Chinguacousy Road to the east, and Creditview Road to the west;

7. That prior to the issuance of draft plan approval, any necessary revisions identified by the City to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Commissioner of Works and Transportation;

8. That prior to the issuance of draft plan approval, any necessary revisions identified by the City to be undertaken to the Preliminary Noise Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Commissioner of Planning and Building;

9. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

10. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

11. That prior to the issuance of draft approval, the developer shall make satisfactory arrangements (financial and otherwise) with the City, telecommunications providers and other utilities for the installation of each of their facilities in a common trench within the road allowance, and the developer shall provide evidence of same satisfactory to the City;

12. That Committee recommend approval of the subject application and staff be directed to prepare the appropriate amendments to the Zoning By-law;

13. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following:

        (i) red-line revisions necessary to reduce the overall density of the plan to within maximum permitted density levels;

        (ii) red-line revisions to introduce an appropriate street connection between Street ‘4’ and the easterly terminus of Street ‘10’; and,

        (iii) the area of the subject plan consisting of Lots 1 to 69, inclusive, Stormwater Management Block 573, Buffer Block 574, and Street ‘8’ shall be red-lined out of the plan;

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building, with the following conditions to be included:

(i) "Prior to registration, the applicant shall acquire lands at the southeast corner of the intersection of Street '2' and Creditview Road sufficient to accommodate a 15 metre x 15 metre daylighting triangle, its appurtenant road widening along the westerly limit of Creditview Road, and a 0.3 metre reserve inside of the diagonal of the daylighting triangle, for gratuitous conveyance to the City at the time of registration of the subject plan; and,

(ii) "For the purposes of calculating the density of any component of the applicant's overall land holdings within the West Half of Lot 14, Concession 3, W.H.S., the applicant shall agree that conformity with the applicable density provisions in the secondary plan shall be evaluated on the basis of the ultimate density level calculated for the overall area of the applicant's land holdings;" and,

14. That pending resolution of technical issues concerning the size and configuration of stormwater management Block 573, impacting Lots 1-69, Blocks 573 and 574, and Street '8' within the southeast quadrant of the applicant's overall proposed plan, to the satisfaction of the City, staff be authorized to red-line revise the plan to incorporate the above noted lots, blocks and road right-of-way back into the plan and amend the conditions of draft approval accordingly. In this regard, a further public meeting shall not be convened for the purposes of re-introducing these lands back into the plan.

CARRIED

E 4. Delegations re - Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated December 17, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7) (See Report G4)

1. Mr. Sam Chee, 185 Blake Avenue, Toronto
2. Mr. Mike Gilmour, 24 Farnham Drive, Brampton

Mr. Sam Chee who is the applicant appeared before Committee and gave a presentation outlining the location of the proposed golf driving range and the distance from the burial ground site to the west. He advised Committee that he has an agreement from Brampton Memorial Gardens for a total of nine years, subject to the City's approval every three years, to build the temporary golf range at that location. He said that it would not negatively impact on the neighbourhood. He indicated that he had followed all planning procedures and requested Committee's approval. He could not confirm whether owners of cemetery plots were notified of the proposed golf range.

Mr. Mike Gilmour, 24 Farnham Drive, advised Committee that he had purchased a premium lot on Sawston Circle from Fernbrook Homes. He said that the builder informed him that he was not aware that a golf range was being built on the property. He expressed concerns regarding noise and felt that the proposed driving range should not be approved.

Correspondence was received and circulated to Committee from Janice Carpenter, 2 Goldcrest Road, Brampton, dated October 19, 2001, who owns a burial plot at Memorial Gardens indicating her objection to the proposal.

Committee held a discussion on this matter, and asked questions of the delegations and staff.

Report G4 was brought forward and dealt with at this time.

PB008-2002

1. That the delegations re: Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated December 17, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7) be received;

    1. Mr. Sam Chee, 185, Blake Avenue Toronto
    2. Mr. Mike Gilmour, 24 Farnham Drive, Brampton; and,

2. That the correspondence from Janice Carpenter, 2 Goldcrest Road, Brampton, dated October 19, 2001, to the Planning and Building Committee Meeting of January 7, 2002, be received; and,

3. That the Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated December 17, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7) be received; and,

4. That the application be refused.

CARRIED

F. DEFERRED/REFERRED ITEMS -nil

G. DEVELOPMENT TEAM REPORTS

* G 1. Report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, dated December 21, 2001, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - TORNORTH HOLDINGS LIMITED (PHASE 2) – SOUTH-EAST CORNER OF TORBRAM ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E10.4).

PB009-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, dated December 21, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - TORNORTH HOLDINGS LIMITED (PHASE 2) – SOUTH-EAST CORNER OF TORBRAM ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E10.4) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps;

3. That prior to the issuance of draft plan approval the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

4. That prior to the issuance of draft plan approval, the applicant shall make satisfactory arrangements (financial and otherwise) with the City, telecommunications providers and other utilities for the installation of each of their facilities in a common trench within the road allowance, and the applicant shall provide evidence of same satisfactory to the City;

5. That prior to the issuance of draft plan approval, the Ackroyd Lake Assessment prepared by Gartner Lee Limited shall be approved by the City's Works and Transportation Department and Community Services Department, and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken;

6. That prior to the issuance of draft plan approval, the applicant shall provide to the satisfaction of the City, urban design and cross section drawings, a landscape plan and a facilities fit plan with respect to the development of Block 185 (the Ackroyd Lake) that will, among other matters:

   - Determine the location and arrangement of landscape features, pedestrian access and trails, and other recreational and environmental components including the 15 metre wide vegetative buffer around the perimeter of the lake as recommended by Gartner Lee Limited; and,

   - Confirm the ultimate post development size and configuration of the open space feature including it's relationship with surrounding land uses.

7. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law; and,

8. That staff be authorized to issue the notice of draft plan approval at such time as all items addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

   1. any necessary red-line revisions to the draft plan identified by staff; and,

   2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building, with the following additional conditions:

      (a) The applicant will be required to provide a sum based on 5% of the total cost for all construction works related to the completion and final acceptance of Block 185 by the City for the maintenance in perpetuity for the water feature and surrounding tableland area.

      (b) The applicant will pay for the total cost of landscape works required to construct Block 185 to the satisfaction of the City. In this regard, it shall include, but not be limited to, the following; all landscaping, walkways, paving, planting, overlooks, rock garden areas, furniture, architectural structures, park name signage, water and electrical service and information /warning signage and fountain to the satisfaction of the City.

(c) The applicant will pay to the City a sum equal to the amount required to perform the following over a 5 year period:

-annual cost to complete water quality, quantity, and vegetation monitoring of the water body
-the cost to perform the geese management program including but not limited to the oiling of eggs.
-the cost to design, prepare and distribute information as part of a Public Information Program including, but not limited to, all research, production of brochures, distribution to the public and signage.

(d) The applicant will provide a warning clause in all offer of purchase and sale stating the following:

"Pond Block 185 is a non-contact lake and fishing, boating and other water related activities are prohibited. Residents surrounding the lake are requested to limit the use of pesticides and fertilizers to reduce the negative impacts on the lake." (this will also be provided on all signage on the site and the sales pavilion plan).

CARRIED

G 2. Report from J. Corbett, Director of Development Services, Planning and Building and T. Goodeve, Development Planner, Planning and Building, dated December 17, 2001, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LIMITED – NORTH EAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** – (File C3W14.2).

DEALT WITH UNDER DELEGATION E3, RECOMMENDATION *PB006-2002* AND PB007-2002

* G 3. Report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated December 10, 2001, re: **RECOMMENDATION REPORT – OMNIBUS HOUSEKEEPING AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – TO REINSTATE THE AGRICULTURAL (A) ZONE ON FIVE RESIDENTIAL PROPERTIES ON THE EAST SIDE OF MISSISSAUGA ROAD AND NORTH OF STEELES AVENUE WEST – 8627 MISSISSAUGA ROAD – 8619 MISSISSAUGA ROAD – 8601 MISSISSAUGA ROAD – 8399 MISSISSAUGA ROAD – 8383 MISSISSAUGA ROAD – WARD 6** (File G02BR)

PB010-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated December 10, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **RECOMMENDATION REPORT – OMNIBUS HOUSEKEEPING AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – TO REINSTATE THE AGRICULTURAL (A) ZONE ON FIVE RESIDENTIAL PROPERTIES ON THE EAST SIDE OF MISSISSAUGA ROAD AND NORTH OF STEELES AVENUE WEST – 8627 MISSISSAUGA ROAD – 8619 MISSISSAUGA ROAD – 8601 MISSISSAUGA ROAD – 8399 MISSISSAUGA ROAD – 8383 MISSISSAUGA ROAD – WARD 6** (File G02BR) be received; and,

2. That staff be directed to prepare the appropriate amending by-law for enactment to reinstate the Agricultural (A) zone on five residential properties on the east side of Mississauga Road and north of Steeles Avenue West.

CARRIED

G 4. Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated December 17, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7)

DEALT WITH UNDER DELEGATION E4, RECOMMENDATION PB008-2002

G 5. Report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated December 10, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – RALPH PALMISANO – 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD - WARD 6** (File C3W5.7)

DEALT WITH UNDER DELEGATION E1, RECOMMENDATION PB004-2002

* G 6. Report from J. Corbett, Director of Development Services, Planning and Building and P. Snape, Manager, Development Services, Planning and Building, dated December 20, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ANNA FISCARELLI – 30 INTERMODAL DRIVE - UNIT 26 – NORTH SIDE OF INTERMODAL DRIVE - EAST OF DEVON ROAD - WARD 10** (File C7E2.13).

PB010-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and P. Snape, Manager, Development Services, Planning and Building, dated December 20, 2001, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ANNA FISCARELLI – 30 INTERMODAL DRIVE - UNIT 26 – NORTH SIDE OF INTERMODAL DRIVE - EAST OF DEVON ROAD - WARD 10** (File C7E2.13).

2. That prior to the enactment of the zoning by-law the applicant shall provide documentation, to the satisfaction of the Commissioner of Planning and Building, that the subject personal service use is in full compliance with the zoning by-law with respect to parking requirements of the zoning by-law.

3. That the application be approved and staff be directed to prepare the appropriate amendment documents for consideration by City Council, subject to the following:

    1. That the Gore Industrial South Secondary Plan be amended to permit limited personal service uses within the “Industrial” designation, with direction that the limitation will be implemented on a site specific basis through the zoning by-law;

2. That a the zoning by-law be amended to permit, in addition to the other permitted uses on the subject property, a personal service shop use to a maximum gross floor area of 145 square metres.

CARRIED

H. POLICY PLANNING REPORTS - nil

I. BUILDING REPORTS

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated December 12, 2001, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 4255 MAYFIELD ROAD – WARD 10** (File G33 LA)

PB011-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated December 12, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 4255 MAYFIELD ROAD – WARD 10** (File G33 LA) be received; and,

2. That the application be approved.

CARRIED

* I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated December 13, 2001, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF NOVEMBER 2001** (File B11).

PB012-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated December 13, 2001, to the Planning and Building Committee Meeting of January 7, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF NOVEMBER 2001** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER/NEW BUSINESS - nil

M. CORRESPONDENCE

M 1. Correspondence received from Janice Carpenter, 2 Goldcrest Road, Brampton, dated October 19, 2001, objecting to the proposed application, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – SAM/YOUNG-SOO CHEE (BRAMPTON MEMORIAL GARDENS) - NORTH WEST CORNER OF EDENBROOK HILL DRIVE AND HIGHWAY 7 – WARD 6** (File C2W11.7).

N. QUESTION PERIOD - nil

N 1. City Councillor Sandra Hames made reference to Report G3 and inquired why the **RESIDENTIAL PROPERTIES ON THE EAST SIDE OF MISSISSAUGA ROAD AND NORTH OF STEELES AVENUE WEST – 8627 MISSISSAUGA ROAD – 8619 MISSISSAUGA ROAD – 8601 MISSISSAUGA ROAD – 8399 MISSISSAUGA ROAD – 8383 MISSISSAUGA ROAD** were being rezoned to Agricultural. Staff advised that rezoning the properties would eliminate any future problems for the homeowners in the event they wish to sell the property.

N 2. Councillor Sprovieri made reference to a site on Clarkeway Drive and Highway 50 area regarding regulations or permits for filling on agricultural lands and engineering staff indicated that would follow-up.

O. PUBLIC QUESTION PERIOD -nil

P. ADJOURNMENT

PB013-2002 That the Planning and Building Committee do now adjourn to meet again on Monday, January 21, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:45 p.m., January 7, 2002.

City of Brampton

MINUTES

Planning & Building Committee

Committee of the Council of the Corporation of the City of Brampton

JANUARY 30, 2002

7:00 P.M. – PUBLIC MEETING*
COUNCIL CHAMBERS – 4TH FLOOR

Members Present*: Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
City Councillor E. Moore – Ward 1
Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10

Members Absent: Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
Regional Councillor R. Begley – Wards 8 and 9
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Ward 8
City Councillor S. Hames – Ward 11

Staff Present: J. Marshall, Commissioner of Planning and Building
J. Corbett, Director of Development Services, Planning and Building
N. Grady, Development Planner, Planning and Building
L. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

*** The Procedure By-law, Section 9.6.2.1, provides that quorum for public meetings required under the Planning Act and held by the Planning and Building Committee shall consist of two (2) members of the Committee. Therefore quorum was present to deal with the public meeting only.**

The public meeting with respect to **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (VICE REGAL DEVELOPMENTS INC.) - EAST SIDE OF AIRPORT ROAD NORTH OF CASTLEMORE ROAD AND SOUTH OF RIDGEFIELD COURT AND FAIRLAWN BOULEVARD- WARD 10** (File C7E11.8) was called to order 7:05 p.m. and adjourned at 7:12 p.m.

Two members of the public were present for this matter but did not wish to speak.

It was noted that staff will report to Planning and Building Committee with the results of this public meeting and a staff recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

The meeting adjourned at 7:12 p.m., January 30, 2002.

REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

MINUTES

Planning & Building Committee

Committee of the Council of the Corporation of the City of Brampton

City of Brampton

FEBRUARY 4, 2002

1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 (left at 2:00 p.m.)
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6 (left at 3:15 p.m.)
City Councillor B. Cowie – Ward 7 (left at 2:30 p.m.)
City Councillor P. Richards – Ward 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor G. Miles – Wards 7 and 11 (illness)
Regional Councillor R. Begley – Wards 8 and 9 (vacation)

Staff Present:
J. Marshall, Commissioner of Planning and Building
J. Atwood-Petkovsky, Acting Commissioner of Legal Services
B. Lee, Director of Urban Design and Zoning, Planning and Building
B. Winterhalt, Director of Planning Policy and Research, Planning and Building
R. Bino, Director of Development and Engineering Services, Works and Transportation
K. Walsh, Director of Recreation Planning, Development and Parks Operations, Community Services
R. Nykyforchyn, Development Planner, Planning and Building
A. Smith, Policy Planner, Planning and Building
L.J. Mikulich, City Clerk, Legal Services
T. Brenton, Legislative Coordinator, Legal Services

The meeting was called to order at 1:12 p.m. and adjourned at 3:17 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PB014-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D1.	**PB015-2002**	**BUILDING CONSTRUCTION ISSUES – NATIONAL HOMES – LOT 85 – MOSS CREEK COURT – WARD 10** (File B10)
D2.	**PB016-2002**	**ALTERNATIVE NEW DESIGN CONCEPTS FOR THE BRAMALEA CITY CENTRE** (File P00)
E.		**DEFERRED/REFERRED ITEMS**
F1.	**PB017-2002**	**RECOMMENDATION REPORT – WELLINGDALE COMMUNITY (BRAMPTON) INC. – APPLICATION TO AMEND THE ZONING BY-LAW – WEST SIDE OF TORBRAM ROAD, OPPOSITE EAGLE RIDGE ROAD – WARD 10** (File C5E12.2)
G1.	**PB018-2002**	**OFFICIAL PLAN AMENDMENT REPORT – HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25OV)
G2.	**PB019-2002**	**RECOMMENDATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW – FINAL RECOMMENDATIONS** (File C51GR).
G3.	**PB020-2002**	**OFFICIAL PLAN AMENDMENT REPORT – OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00WI)
H1.	**PB021-2002**	**BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2001** (File B11)
H2.	**PB022-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 10932 THE GORE ROAD – WARD 10** (FileG33 LA)
I1.	**PB023-2002**	**INDUSTRIAL PARKING STANDARDS** (File P42GE-1)
J.		**HERITAGE BOARD MINUTES**
K.		**OTHER/NEW BUSINESS**
L.		**CORRESPONDENCE**
M.		**QUESTION PERIOD**
N.		**PUBLIC QUESTION PERIOD**
O.	**PB024-2002**	**ADJOURNMENT**

CHAIR – REGIONAL COUNCILLOR P. PALLESCHI

A. APPROVAL OF AGENDA

PB014-2002 That the agenda for the Planning and Building Committee Meeting of February 4, 2002 be approved as printed and circulated.

CARRIED

B. CONFLICTS OF INTEREST – nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, H1, H2)

D. DELEGATIONS

D 1. Mrs. Janice Creelman, 14 Moss Creek Court, Brampton, re: **BUILDING CONSTRUCTION ISSUES – NATIONAL HOMES – LOT 85 – MOSS CREEK COURT – WARD 10** (File B10).

Mrs. Janice Creelman appeared before Committee and outlined issues she and her husband have been dealing with as a result of the construction and positioning of their home, garage and driveway on their lot. She detailed the history of their concerns, the steps they have taken to have them addressed, and provided photographs for Committee's reference. She indicated that currently they are unable to use their driveway and requested Committee's assistance in having this matter rectified.

Committee held a discussion on this matter and asked questions of the delegation and staff.

Direction was given:

- **That staff meet with the owners of National Homes to request that they take corrective action to remedy the building construction issues being experienced by Mr. and Mrs. Creelman, of 14 Moss Creek Court, Brampton.**

The following motion was then considered.

PB015-2002 That the delegation of Mrs. Janice Creelman, 14 Moss Creek Court, Brampton, to the Planning and Building Committee Meeting of February 4, 2002, re: **BUILDING CONSTRUCTION ISSUES – NATIONAL HOMES – LOT 85 – MOSS CREEK COURT – WARD 10** (File B10) be received; and,

That staff be directed to send a letter to the owners of National Homes requesting that they take corrective action to remedy the building construction issues being experienced by Mr. & Mrs. Creelman.

CARRIED

D 2. Delegations re: **ALTERNATIVE NEW DESIGN CONCEPTS FOR THE BRAMALEA CITY CENTRE** (File P00):

1. Mr. Mike Crechiolo, Student, Masters of Urban Design Program, Faculty of Architecture, Landscape and Design, University of Toronto; and,

2. Mr. Stephen Adams, Shopping Centre Manager, Morguard Investments Limited, (new owners of Bramalea City Centre).

Mr. Mike Crechiolo, a student of the Masters of Urban Design Program, Faculty of Architecture, Landscape and Design, University of Toronto, appeared before Committee on behalf of the 2001/02 students the Masters of Urban Design Program. He distributed copies of their presentation entitled "B^2C^2 Brampton Bramalea City Centre" and made a slide presentation, which included the following topics:

- Metromorphisism
- Dwelling in the City
- Floating City
- Connection and Landmark
- Link

Mr. Stephen Adams, Shopping Centre Manager, Morguard Investments Limited, was in attendance representing the new owners of the Bramalea City Centre, and put forward his comments with respect to the alternative new design concepts for the Bramalea City Centre developed by the students of the Masters of Urban Design Program and presented to Committee by Mr. Crechiolo.

Committee discussion followed during which time Mr. Crechiolo and Mr. Adams responded to questions. The City Clerk was requested to provide a copy of the presentation, along with the contact information for the delegations, to Mr. Keith Ward, Commissioner of Housing and General Manager of Peel Living, Region of Peel, with respect to the references to housing on the Bramalea City Centre site.

The following motion was then considered.

PB016-2002 That the following delegations, to the Planning and Building Committee Meeting of February 4, 2002, re: **ALTERNATIVE NEW DESIGN CONCEPTS FOR THE BRAMALEA CITY CENTRE** (File P00) be received:

1. Mr. Mike Crechiolo, Student, Masters of Urban Design Program, Faculty of Architecture, Landscape and Design, University of Toronto; and,
2. Mr. Stephen Adams, Shopping Centre Manager, Morguard Investments Limited, (new owners of Bramalea City Centre).

CARRIED

E. <u>DEFERRED/REFERRED ITEMS</u> – nil

F. <u>DEVELOPMENT TEAM REPORTS</u>

F 1. Report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated January 10, 2002, re: **RECOMMENDATION REPORT – WELLINGDALE COMMUNITY (BRAMPTON) INC. – APPLICATION TO AMEND THE ZONING BY-LAW – WEST SIDE OF TORBRAM ROAD, OPPOSITE EAGLE RIDGE ROAD – WARD 10** (File C5E12.2).

Committee asked questions of staff and then considered the following motion.

PB017-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated January 10, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **RECOMMENDATION REPORT – WELLINGDALE COMMUNITY (BRAMPTON) INC. – APPLICATION TO AMEND THE ZONING BY-LAW – WEST SIDE OF TORBRAM ROAD, OPPOSITE EAGLE RIDGE ROAD – WARD 10** (File C5E12.2) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents, subject to the following conditions:

2.1 The zoning by-law amendment shall amend By-law 151-88, as amended, by rezoning:

2.1-1 the commercial component and the future Steeplebush Avenue extension with a "Commercial One (C1)" zone category;

2.1-2 the easement containing the TransCanada Pipeline facilities, located north of the future Steeplebush Avenue extension, with an "Open Space (OS)" zone category; and,

2.2 That the site plan agreement shall contain the following provisions:

2.2-1 Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation and cross-section drawings, a grading and drainage plan, an engineering and servicing plan and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;

2.2-2 The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws;

2.2-3 Prior to site plan approval, the applicant shall submit Urban Design Guidelines that address general siting and design characteristics, to the satisfaction of the City. These Guidelines shall address:

i) the intended form, massing and design character of all anticipated buildings, including building setbacks and rooftop treatment;

ii) the general siting and design characteristics of vehicular accesses, parking, landscape buffers, pedestrian facilities, garbage storage and pick-up etc.;

iii) the common architectural features, including rooflines, materials, colour, pillar design, etc, such that buildings will be designed with one integrated design approach, and shall also address the provision of superior front elevation treatments for building walls exposed to a public street, as well as residentially zoned properties. Such elevation treatments shall include glazing treatments, high quality building material, facade details, etc.;

iv) overall signage considerations;

2.2-4 The applicable recommendations contained within the aforementioned Urban Design Guidelines shall be incorporated within a site development plan agreement;

2.2-5 The applicant shall agree that no building permit shall be issued for the subject lands until the Steeplebush Avenue extension has been constructed across the subject lands through to Torbram Road, to the satisfaction of the City;

2.2-6 The applicant shall agree to provide a landscape strip having a minimum width of 3.0 metres along all road frontages of the commercial component of the site, except at the location of the approved driveway access;

2.2-7 The applicant shall agree that:

i. only one, full turns, driveway access will be permitted to the future Steeplebush Avenue extension, and the location of this access shall be determined through the site plan review process;

ii. only one driveway access will be permitted from the commercial block to Torbram Road, subject to the following:

a) said access shall be limited to right-in/right-out turns only;

b) the location of this access shall be determined through the site plan review process; and,

2.2-8 The applicant shall gratuitously convey a 0.3 metre reserve block along all frontages that abut a public road (including the daylight rounding), except at approved driveway locations, to the appropriate road authority;

2.2-9 The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy. The applicant shall agree that the lands north of the future Steeplebush Avenue extension, which the applicant has transferred to the City, will not be credited as parkland for the purpose of determining the parkland requirements for the development;

2.2-10 All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties;

2.2-11 The owner shall agree that on-site waste collection shall be provided by a private waste hauler at least twice weekly;

2.2-12 The applicant shall agree that all garbage and refuse containers shall be located within the building;

2.2-13 The applicant shall agree that all garbage and refuse containers for a restaurant shall be located within a climate controlled area within the building;

2.2-14 The applicant shall agree to remove all existing buildings on the site, as required by the City;

2.2-15 That the owner shall agree that the portion of the subject property to be zoned C1 shall only be developed in conjunction with the abutting C1 zoned parcel of land to the south (Part 1 of Plan 43R-19607); and,

2.3 That, in accordance with section 34 (17) of the Planning Act, R.S.O. 1990 c. P.13, as amended, it be hereby determined that no further public notice is to be given in respect of the proposed by-law.

CARRIED

G. POLICY PLANNING REPORTS

* G 1. Report from D. Waters, Manager, Land Use Policy, Planning and Building, and P. Aldunate, Policy Planner, Planning and Building, dated January 21, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25OV).

PB018-2002

1. That the report from D. Waters, Manager, Land Use Policy, Planning and Building, and P. Aldunate, Policy Planner, Planning and Building, dated January 21, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25OV) be received; and,

2. That a public meeting be held with respect to this Official Plan Amendment in accordance with standard procedures; and,

3. That notification of the public meeting be by way of newspaper advertisement; and,

4. That, pursuant to the results of the public meeting, staff be directed to prepare a follow-up report to Planning and Building Committee setting out any supplemental information and final recommendations.

CARRIED

G 2. Report from A. Smith, Policy Planner, Planning and Building, dated January 23, 2002, re: **RECOMMENDATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW – FINAL RECOMMENDATIONS** (File C51GR).

Committee held a discussion on this matter, asked questions of staff, and then considered the following motion.

PB019-2002

1. That the report from A. Smith, Policy Planner, Planning and Building, dated January 23, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **RECOMMENDATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW – FINAL RECOMMENDATIONS** (File C51GR) be received; and,

2. That staff be directed to process a Zoning By-law amendment, including the holding of the required Statutory Public Meeting, to amend the general provisions of the City of Brampton's Zoning By-laws respecting group homes and lodging houses as follows:

2.1 Increase to 600 metres the minimum distance separation that applies to Group Home Type 1, Group Home Type 2, Supportive Lodging House, and Lodging House;

2.2 Eliminate the permission for a Group Home Type 1 to be located in a residential unit other than detached dwellings (i.e. they shall not be located in apartment, townhouse, or semi-detached units);

2.3 Apply the general zoning provisions that apply to Type 1 Group Homes, to homes with more than 3 children in foster care operated under a foster care service agreement under the Child and Family Services Act, except that only a 200 metre minimum separation distance shall apply to such homes; and,

3. That staff be directed to process an amendment to the City's Group Home Registration By-law such that homes operated through a foster care service agreement under the Child and Family Services Act with more than 3 children in foster care be required to register with the City but be exempt from requirements for public notification; and,

4. That staff be directed to process an amendment to the City's Lodging House Licensing By-law such that initial registration of a new Supportive Lodging House shall require appropriate public notification similar to the notification process currently required for new Group Homes; and,

5. That staff be authorized to participate on the Retirement Homes Advisory Committee that has been established by Peel Region to review issues including options regarding minimum standards of care and report back to Council as appropriate; and,

6. That staff be authorized to participate with the Ministry of Community and Social Services and other relevant agencies, including the Peel Police, Children's Aid Societies and the School Boards, to develop and sustain protocols for communication regarding children's residence issues; and,

7. That the Group Home and Lodging House Committee continue to work in an advisory role with staff to assess the results of ongoing initiatives regarding group homes and lodging houses, address specific issues as they arise and make recommendations to the Planning and Building Committee, as appropriate.

CARRIED

G 3. Report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building, and P. Aldunate, Policy Planner, Planning and Building, dated January 24, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00WI).

PB020-2002 1. That the report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building, and P. Aldunate, Policy Planner, Planning and Building, dated January 24, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00WI) be received; and,

2. That a public meeting be held with respect to this Official Plan Amendment in accordance with standard procedures; and,

3. That notification of the public meeting be by way of newspaper advertisement; and,

4. That, pursuant to the results of the public meeting, staff be directed to prepare a follow-up report to the Planning and Building Committee setting out any supplemental information and final recommendations.

CARRIED

H. BUILDING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated January 21, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2001** (File B11).

PB021-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated January 21, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER 2001** (File B11) be received.

CARRIED

* H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated January 23, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 10932 THE GORE ROAD – WARD 10** (FileG33 LA).

PB022-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated January 23, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 10932 THE GORE ROAD – WARD 10** (FileG33 LA) be received; and,

That the application for a permit to demolish the residential property located at 10932 The Gore Road be approved.

CARRIED

I. URBAN DESIGN AND ZONING REPORTS

I 1. Report from B. Lee, Director of Urban Design and Zoning, Planning and Building, dated January 9, 2002, re: **INDUSTRIAL PARKING STANDARDS** (File P42GE-1).

Committee asked questions of staff and then considered the following motion.

PB023-2002 1. That the report from B. Lee, Director of Urban Design and Zoning, Planning and Building, dated January 9, 2002, to the Planning and Building Committee Meeting of February 4, 2002, re: **INDUSTRIAL PARKING STANDARDS** (File P42GE-1) be received; and,

2. That a public meeting be held to consider the proposed revision to industrial parking standards as outlined in the aforementioned report.

CARRIED

J. **HERITAGE BOARD MINUTES** – nil

K. **OTHER/NEW BUSINESS** – nil

L. **CORRESPONDENCE** – nil

M. **QUESTION PERIOD** – nil

N. **PUBLIC QUESTION PERIOD** – nil

O. **ADJOURNMENT**

PB024-2002 That the Planning and Building Committee do now adjourn to meet again on February 18, 2002, at 1:00 p.m., or at the call of the Chair.

CARRIED

FEBRUARY 18, 2002

1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor S. DiMarco – Wards 3 and 4
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 (arrived at 1:21 p.m and left at 1:50 p.m)
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards – Ward 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11 (arrived at 1:35 p.m.)

Members Absent:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 (illness)
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor R. Begley – Wards 8 and 9 (illness)
Regional Councillor G. Miles – Wards 7 and 11 (vacation)
City Councillor E. Moore – Ward 1

Staff Present:
J. Marshall, Commissioner of Planning and Building
J.Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
J. Corbett, Director of Development Services, Planning and Building
D. Nicholson, Planner, Policy and Heritage, Planning and Building
A. Smith, Manager of Growth Infrastructure and Special Policy, Planning and Building
K Walsh, Director of Recreation Planning, Development and Parks Operations, Community Services
R. Bino, Director of Development and Engineering Services Works and Transportation
L. Mikulich, City Clerk, Legal services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order 1:12 p.m. and adjourned at 2:43 p.m.

The meeting failed for quorum at 2:25 p.m.

The following members were present:

City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor S. DiMarco – Wards 3 and 4
City Councillor L. Jeffrey – Ward 2
City Councillor B. Cowie – Ward 7
City Councillor P. Richards – Ward 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Quorum was achieved at 2:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A. **PB025-2002** **APPROVAL OF THE AGENDA**

B. **CONFLICTS OF INTEREST – nil**

C. **CONSENT**

D. 1 **PB026-2002** **DELEGATIONS RE: APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA)

PB027-2002 **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6)** (See Report G1)

PB028-2002 **RECOMMENDATION REPORT - CHURCHVILLE SCHOOLHOUSE** (File G33LA) (See Report G2)

E. **DEFERRED/REFERRED ITEMS**

F. **DEVELOPMENT TEAM REPORTS**

G. 1 **PB027-2002** **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6)** (See Delegation D1)

G. 2 **PB028-2002** **RECOMMENDATION REPORT - CHURCHVILLE SCHOOLHOUSE** (File G33LA) (See Delegation D1)

G 3. **PB029-2002** **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00-GR)

G 4. **PB030-2002** **THE REGION OF PEEL OFFICIAL PLAN COMPREHENSIVE REVIEW** (File P25RE)

H. **BUILDING REPORTS**

I.		**URBAN DESIGN AND ZONING REPORTS**
J.	**PB031-2002**	**MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JANUARY 29, 2002**
K 1.	**PB026-2002**	**APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA) (See Delegation D1)
K 2.	**PB026-2002**	Correspondence from Ms. Marion Bartlett, Member of Churchville Heritage Committee, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (G33LA) (See Delegation D1)
L.		**OTHER BUSINESS**
M.		**QUESTION PERIOD**
N.		**CLOSED SESSION**
O.		**PUBLIC QUESTION PERIOD**
P.	**PB032-2002**	**ADJOURNMENT**

REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

Ms. Kathy Ash, Manager of Development Services, Planning and Building Department introduced three new staff members of Development Services Division of the Planning and Building Department:

1. Ms. Michelle Innocente, Information Services Planner
2. Ms. Deborah Babulal, Development Planner 1
3. Mr. Doug Herron, Development Planner lll

A. APPROVAL OF THE AGENDA

PB025-2002 That the agenda for the Planning and Building Committee Meeting dated February 18, 2002 be amended, to add:

D 1. Additional delegation: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA) (See Reports G1, G2 and K1).

3. Mr. Bob Crouch, Chair of the Churchville Heritage Committee.

K 2. Correspondence from Ms. Marion Bartlett, Member of Churchville Heritage Committee, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (G33LA) (See Reports G1, G2 and K1)

CARRIED

B. CONFLICTS OF INTEREST – nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G4)

D. DELEGATIONS

D 1. Delegations, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA) (See Reports G1, G2, K1and K2).

1. Mr. David Villacis, 7749 Churchville Road, Brampton
2. Ms. Marion Bartlett, Member, Churchville Heritage Committee
3. Mr. Bob Crouch, Chair of the Churchville Heritage Committee

Mr. David Villacis appeared before Committee and indicated that he would like to purchase the Churchville Schoolhouse and relocate it on his property at 7749 Churchville Road as an addition for his family. He briefly outlined the method of restoration that would be used in preserving the heritage features of the schoolhouse.

Ms. Marion Bartlett on behalf of Ms. Carole Miles appeared before Committee and indicated that she was against approval of the Heritage Permit Application made by Mr. Villacis and agrees with staff recommendations. She presented a letter addressed to Committee which she read outlining her concerns.

Mr. Bob Crouch appeared before Committee and outlined the guidelines of the Churchville Heritage Committee and costs involved in the restoration and preservation of the schoolhouse. He indicated that all options were considered before the Churchville Heritage Committee recommended refusal of a heritage permit to Mr. Villacis.

Committee held a discussion on this matter and asked questions of the delegation and staff.

Policy Planning Reports G1 and G2 and Correspondence Items K1 and K2 were brought forward and dealt with at this time.

The following motion was then considered:

PB026-2002

1. That the following delegations to the Planning and Building Committee Meeting of February 18, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA)

    1. Mr. David Villacis, 7749 Churchville Road, Brampton
    2. Ms. Marion Bartlett, Member, Churchville Heritage Committee
    3. Mr. Bob Crouch, Chair of the Churchville Heritage Committee, be received; and

2. That the correspondence from Mr. David Villacis, 7749 Churchville Road, Brampton, to the Planning and Building Committee Meeting of February 18, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA) be received, and

3. That the correspondence from Ms. Marion Bartlett, Member of Churchville Heritage Committee, dated February 18, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (G33LA) be received.

CARRIED

PB027-2002

1. That the report from D. Nicholson, Policy Planner, Planning and Building, dated February 4, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6)** be received;

2. That a Heritage Permit for the re-location of the Churchville Schoolhouse to the property at 7749 Churchville Road be refused, based on non-compliance with the Village of Churchville Heritage Conservation District Plan (1990) and the recommendation of the Churchville Heritage Committee; and

3. That staff continue to work with the applicant and the Churchville Heritage Committee to find a way to address the applicants desire to create an addition to the existing home which will be in keeping with the guidelines contained in the Village of Churchville Heritage Conservation District Plan (1990).

PB028-2002

1. That the report from D. Nicholson, Policy Planner, Planning and Building, dated February 8, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **RECOMMENDATION REPORT - CHURCHVILLE SCHOOLHOUSE** (File G33LA) be received; and

2. That the City of Brampton approve funding in the amount of $2,030.03 to pay for the construction of a gravel pad as outlined in the invoice dated November 29, 2001 from SNC-Lavalin, to be paid from the City Wide Community Projects Account (account # 001.0191.0001.201108); and

3. That the Region of Peel be requested to provide, as part of the demolition of the Churchville Schoolhouse, a record of the building structure and construction methods, in keeping with standard City practice where a building of historical or architectural significance is to be demolished.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. DEVELOPMENT TEAM REPORTS - nil

G. POLICY PLANNING REPORTS

G 1. Report from D. Nicholson, Policy Planner, Planning and Building, dated February 4, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6).**

DEALT WITH UNDER DELEGATION D 1 - RECOMMENDATION PB027-2002

G 2. Report from D. Nicholson, Policy Planner, Planning and Building, dated February 8, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **RECOMMENDATION REPORT - CHURCHVILLE SCHOOLHOUSE** (File G33LA)

DEALT WITH UNDER DELEGATION D 1 - RECOMMENDATION PB028-2002

G 3. Report from B. Winterhalt, Director of Policy Planning and Research, Planning and Building and A. Smith, Policy Planner, dated February 7, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (FILE P00-GR)

Discussion took place regarding the following issues:

- Industrial and commercial growth in comparison with neighbouring municipalities
- Transit service, patterns and objectives
- Natural systems and resources
- Guidelines regarding preservation of heritage buildings

The following motion was then considered:

PB029-2002

1. That the report from B. Winterhalt, Director of Policy Planning and Research, Planning and Building and A. Smith, Policy Planner, dated February 7, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (FILE P00-GR) be received.

CARRIED

* G 4. Report from B. Winterhalt, Director of Policy Planning and Research, Planning and Building, dated February 12, 2002, re: **THE REGION OF PEEL OFFICIAL PLAN COMPREHENSIVE REVIEW** (File P25RE)

PB030-2002

1. That the report from B. Winterhalt, Director of Policy Planning and Research, Planning and Building, dated February 12, 2002, to the Planning and Building Committee Meeting of February 18, 2002, re: **THE REGION OF PEEL OFFICIAL PLAN COMPREHENSIVE REVIEW** (File P25RE) be received; and

2. That the January 29, 2002, resolution of Regional Council in response to the Regional staff report of December 21, 2001, be supported buy City of Brampton; and,

3. That staff be directed to actively and expeditiously participate in the process of addressing Regional Official Plan issues, particularly the further study and evaluation of the proposed Northwest Brampton Urban Boundary Expansion.

H. BUILDING REPORTS - nil

I. URBAN DESIGN AND ZONING REPORTS - nil

J. HERITAGE BOARD MINUTES - nil

J 1. **BRAMPTON HERITAGE BOARD – JANUARY 29, 2002**

PB031-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JANUARY 29, 2002**, to the Planning and Building Committee Meeting of February 18, 2002, Recommendations HB001-2002 to HB026-2002, be approved as printed and circulated.

The recommendations were approved as follows:

HB001-2002 That the agenda for the Brampton Heritage Board Meeting of January 29, 2002 be approved, as amended, to add:

HB002-2002 That the Minutes of the Brampton Heritage Board Meeting of November 20, 2001, to the Brampton Heritage Board Meeting of January 29, 2002, be received.

HB003-2002 That the delegation of Mr. Dave Julian, of Inglewood, to the Brampton Heritage Board Meeting of January 29, 2002, re: **VALES OF CASTLEMORE DEVELOPMENT** (File G33) be received.

HB004-2001 That Mr. Robert Payne assume the position as one of the Co-Chairs of the Brampton Heritage Board for the remainder of the current term ending November 30, 2003, as considered at the Brampton Heritage Board Meeting of January 29, 2002.

HB005-2002 That the correspondence from Ms. Lori Theoret, Marketing and Communications, Ontario Heritage Foundation, dated January 24, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **ONTARIO HERITAGE FOUNDATION YOUNG HERITAGE LEADERS PROGRAM 2001 – CITY OF BRAMPTON 2001 NOMINATION – KENBROOKE DISTRICT GIRL GUIDES** (File G33) be received.

HB006-2002 That the correspondence from Ms. Nancy Mott-Allen, Acting Director, Development Review, Region of Peel, dated November 27, 2001, to the Brampton Heritage Board Meeting of January 29, 2002, re: **STREET NAME COMMITTEE REVIEW – BRAMPTON HERITAGE BOARD REQUEST FOR STREET NAME OF "ARNOTT"** (File G33) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building, to D. Kuster, Region of Peel Archives, dated January 3, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **HISTORIC DOCUMENTATION – FORMER ARNOTT HOME – 7644 MISSISSAUGA ROAD** (File G33) be received.

HB007-2002 That the information from M. Halls, Special Projects Manager, Office of the Mayor, undated, to the Brampton Heritage Board Meeting of January 29, 2002, re: **JOHN WYCLIFFE LOWES FORSTER – CANADIAN PORTRAIT ARTIST BURIED IN BRAMPTON CEMETERY** (File G33) be received; and,

That Mr. Halls be supported in his efforts to obtain an historic plaque from the Ontario Heritage Foundation to mark the memory of Mr. Forster.

HB008-2002 That the Brampton Heritage Board participate in the "Doors Open Ontario" Program through membership on the steering committee comprised of City of Brampton staff and members of local heritage groups, as considered at the Brampton Heritage Board Meeting of January 29, 2002; and,

That Mr. Michael Avis and Mr. Jim White continue to represent the Brampton Heritage Board on the aforementioned steering committee; and,

That a contribution of up to $200.00 be made toward the Brampton Heritage Board's participation in the Brampton component of the 2002 "Doors Open Ontario" program.

HB009-2002 That the correspondence from Unterman McPhail Associates, Heritage Resource Management Consultants, dated January 9, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **UPDATE OF INVENTORY OF HERITAGE RESOURCES – RECOMMENDATIONS** (File G33) be received; and,

That the updated inventory of heritage resources be adopted; and,

That Unterman McPhail Associates, Heritage Resource Management Consultants, be commended for their efforts in assisting the City of Brampton and the Brampton Heritage Board with the updating of the inventory.

HB010-2002 That the correspondence from D. Roeterink, Senior Operations Technician, Works and Transportation, dated January 21, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **REHABILITATION PROGRAM 2002 – HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE WEST – WARD 6** (File G33) be received.

HB011-2002 That the **CHURCHVILLE HERITAGE COMMITTEE MEETING MINUTES OF DECEMBER 10, 2001** (File G33), to the Brampton Heritage Board Meeting of January 29, 2002, be received.

HB012-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building, to the Churchville Heritage Committee, dated December 5, 2001, to the Brampton Heritage Board Meeting of January 29, 2002, re: **HERITAGE PERMIT APPLICATION – DAVID VILLACIS – RELOCATION OF CHURCHVILLE SCHOOLHOUSE** (File G33) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building, dated December 10, 2001, to the Churchville Heritage Committee, to the Brampton Heritage Board Meeting of January 29, 2002, re: **HERITAGE PERMIT APPLICATION – DAVID VILLACIS – RELOCATION OF CHURCHVILLE SCHOOLHOUSE** (File G33) be received; and,

That the correspondence from Mr. David Villacis, 7749 Churchville Road, Brampton, to the Region of Peel, dated January 14, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **PURCHASE/RELOCATION OF CHURCHVILLE SCHOOLHOUSE** (File G33) be received.

HB013-2002 That the correspondence from L.J. Mikulich, City Clerk, Legal Services, dated December 18, 2001, to the Brampton Heritage Board Meeting of January 29, 2002, re: **RECOMMENDATION REPORT – RELOCATION OF CHURCHVILLE SCHOOLHOUSE** (File G33) be received; and,

That copies of the newspaper ads from the Brampton Guardian (December 29, 2001) and Toronto Star (December 30, 2001), to the Brampton Heritage Board Meeting of January 29, 2002, re: **REQUEST FOR PROPOSALS FOR SALE AND RELOCATION OF CHURCHVILLE SCHOOLHOUSE** (File G33) be received; and,

That the correspondence from Mr. Jeffrey J. Smith, Appraiser/Negotiator and Real Estate Team Co-Leader, Property Services Division, Housing and Property Department, Region of Peel, dated January 21, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **CHURCHVILLE SCHOOLHOUSE – DEMOLITION DEADLINE – FEBRUARY 1, 2002** (File G33) be received; and,

That the correspondence from B. Winterhalt, Director of Planning Policy and Research, Planning and Building, to Mr. Jeffrey J. Smith, Region of Peel, dated January 24, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **DEMOLITION DEADLINE – CHURCHVILLE SCHOOLHOUSE** (File G33) be received.

HB014-2002 That the correspondence from K. Zammit, Director of Administration & Acting City Clerk, Legal Services, dated January 23, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **BRAMPTON HERITAGE BOARD ANNUAL BUDGET – 2002** (File G33) be received.

HB015-2002 That the correspondence (e-mail) from S. Page, St. Paul's United Church, dated January 17, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **ST. PAUL'S UNITED CHURCH – TRILLIUM FOUNDATION CHEQUE PRESENTATION/RE-OPENING EVENT – SUNDAY, FEBRUARY 3, 2002, 1:00 – 3:00 P.M.** (File G33) be received.

HB016-2002 That the correspondence from Ms. Rita Scagnetti, Director, Heritage and Libraries Branch, Ministry of Tourism, Culture and Recreation, dated January 10, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **HERITAGE WEEK – FEBRUARY 18 – 23, 2002 – WEBSITE POSTING** (File G33) be received.

HB017-2002 That the correspondence from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of January 29, 2002, re: **MEMBERSHIP RENEWAL – COMMUNITY HERITAGE ONTARIO** (File G33) be received; and,

That the Brampton Heritage Board's membership in Community Heritage Ontario be renewed and the annual membership/newsletter fee of $75.00 be paid.

HB018-2002 That the correspondence (e-mail) from D. Nicholson, Policy and Heritage Planner, Planning and Building, dated January 14, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **CITY OF CAMBRIDGE HERITAGE PROJECT – LEGACY CAMBRIDGE** (File G33) be received.

HB019-2002 That the correspondence from Mr. Al Leggett, Manager, Environmental Assessments, Jacques Whitford Environment Limited, dated December 21, 2001, to the Brampton Heritage Board Meeting of January 29, 2002, re: **REQUEST FOR COMMENTS – ENVIRONMENTAL ASSESSMENT APPROVAL FOR PROPOSED EXPANSION OF VANIER CORRECTIONAL CENTRE** (File G33) be received.

HB020-2002 That the correspondence from Mr. Philip Rowe, Project Manager, Engineering and Construction, Engineering and Infrastructure Planning, Region of Peel, dated January 7, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **CREDIT VALLEY SANITARY SEWER TRUNK EXTENSION: NOTICE OF PUBLIC INFORMATION CENTRE** (File G33) be received.

HB021-2002 That the correspondence from Mr. Jerry Tait, The Door Factory, dated January 24, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **PRODUCT INFORMATION – "WINTITE" SYSTEM FOR WINDOWS/DOORS OF HERITAGE AND OTHER BUILDINGS** (File G33) be received.

HB022-2002 That **TERMS OF REFERENCE FOR THE PREPARATION OF A HERITAGE ASSESSMENT REPORT FOR THE ESTABLISHMENT OF HERITAGE CONSERVATION DISTRICTS IN DOWNTOWN BRAMPTON** (File G33), to the Brampton Heritage Board Meeting of January 29, 2002, be approved.

HB023-2002 That the following magazine and newspaper articles, to the Brampton Heritage Board Meeting of January 29, 2002, be received:

- Article by Mr. Allan Gotlieb, Chair, Ontario Heritage Foundation, from August/September 2001 Plan Canada magazine, entitled **"PLANNING FOR A SURPRISE";**
- Article by University Students, from September/October 2001 issue of Ontario Planning Journal, entitled **"HERITAGE GOES HI-TECH IN PENETANGUISHENE";**
- Article by Mr. Wallace Immen, from the Globe and Mail January 2002, entitled **"RESTORING RAIL STATION OFFERS HISTORIC TREASURES"**, and,
- January 2002 Municipal World article entitled **"RYERSON UNIVERSITY OFFERS PROGRAM IN ARCHITECTURAL PRESERVATION AND CONSERVATION"**.

HB024-2002 That the Commissioner of Finance and City Treasurer be requested to thoroughly investigate the Ontario Government's new property tax initiative contained within Bill 127 – Responsible Choices for Growth and Fiscal Responsibilities Act – and to bring forward a report to Council on the impacts of adopting a tax relief program for owners of designated heritage properties in Brampton, as considered at the Brampton Heritage Board Meeting of January 29, 2002.

HB025-2202 That the memorandum from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated January 24, 2002, to the Brampton Heritage Board Meeting of January 29, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – THE LUNDY HOUSE – 1047 HIGHWAY 7 WEST – WARD 6** (File G33) be received.

HB026-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 19, 2002, at 7:00 p.m., or at the call of the Chair.

K. CORRESPONDENCE

K 1. Correspondence from Mr. David Villacis, 7749 Churchville Road, Brampton, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (File G33LA) (See Delegation D 1 and Reports G 1 and G 2)

DEALT WITH UNDER DELEGATION D 1 – RECOMMENDATION PB026-2002

K 2. Correspondence from Ms. Marion Bartlett, Member of Churchville Heritage Committee, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE HERITAGE DISTRICT - DAVID AND MARTHA VILLACIS – 7749 CHURCHVILLE ROAD – WARD 6** (G33LA) (See Reports G1, G2 and K1)

DEALT WITH UNDER DELEGATION D 1 – RECOMMENDATION PB026-2002

L. OTHER/NEW BUSINESS - NIL

M. CORRESPONDENCE - NIL

N. QUESTION PERIOD

N 1. Regional Councillor DiMarco asked about a property on Mill Street where permission had recently been granted by the Committee of Adjustment for a garage addition and suggested that style and character of the neighbourhood and the size of the home should be considered for any future applications.

N 2. City Councillor Sprovieri inquired about consideration of the residential and non-residential assessment on Brampton's Growth Management Program in comparison to other municipalities as well as the service levels. Staff responded to Councillor Sprovieri's questions.

O. CLOSED MEETING - NIL

P. ADJOURNMENT

PB032-2002 That the Planning and Building Committee do now adjourn to meet again on Monday, March 4, 2002 at 7:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 2:43 p.m., February 18, 2002.

MARCH 4, 2002

5:00 P.M. – Delegation – Presentation
Development Design Guidelines

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present*: City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5 (assumed the Chair at 8:35 p.m. at the time of the public meeting regarding Group Homes/Lodging Houses)
Regional Councillor G. Miles – Wards 7 and 11 (5:00 p.m. session, arrived 7:12 p.m. for later session)
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 (7:00 p.m. session only)
City Councillor J. Hutton – Ward 6
Councillor P. Richards – Ward 8 (7:00 p.m. session only)
City Councillor B. Cowie – Ward 7
Councillor D. Metzak – Ward 9
City Councillor S. Hames – Ward 11 (7:00 p.m. session only)

* Quorum was not achieved until the 7:00 p.m. session

Members Absent: Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)** (illness)
Regional Councillor S. DiMarco – Wards 3 & 4 (vacation)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor A. Aujla – Ward 4 (vacation)
City Councillor J. Sprovieri – Ward 10 (vacation)

Staff Present: J. Marshall, Commissioner of Planning and Building
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
J. Corbett, Director of Development Services, Planning and Building
B. Winterhalt, Director of Policy and Research, Planning and Building
P. Snape, Manager, Development Services, Planning and Building
N. Grady, Development Planner, Planning and Building
T. Goodeve, Development Planner, Planning and Building
G. Melenka, Development Planner, Planning and Building
B. Steiger, Development Planner, Planner and Building
A. Smith, Manager of Growth and Infrastructure and Special Policy, Planning and Building
P. Adulante, Policy Planner, Planning and Building
K. Walsh, Director of Recreation Planning, Development and Parks Operations, Community Services
R. Bino, Director of Development and Engineering Services, Works and Transportation
L. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order at 5:00 p.m. to receive a presentation from Nak Designs, re: Development Design Guidelines (Item E 1), recessed at 6:55 p.m. to reconvene at 7:08 p.m. and adjourned at 10:05 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A. PB033-2002 APPROVAL OF THE AGENDA

B. CONFLICTS OF INTEREST

C. CONSENT

D 1. PB034-20021 INFORMATION REPORT- OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR (File T00W1)

D 2. PB035-2002 INFORMATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN (File P25OV)

D 3. PB036-2002 INFORMATION REPORT – CITY INITIATED AMENDMENTS TO ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS (File P42GE-1)

D 4. PB037-2002 INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 498115 ONTARIO LIMITED AND DEGASPERIS ET AL – EAST SIDE OF HURONTARIO STREET, NORTH OF MAYFIELD ROAD – WARD 2 (File C1E18.9)

D 5. PB038-2002 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF HURONTARIO STREET, NORTH OF WILLIAMS OF PARKWAY - WARD 1 (File C1W9.16)

D 6. PB039-2002 INFORMATION REPORT – APPLICATION TO AMEND THE SECONDARY PLAN AND ZONING BY-LAW - GLB URBAN PLANNERS LTD.- FOR LANDMASTER DEVELOPMENTS LTD. – NORTHWEST QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE – WARD 8 (C3E1.5)

D 7. PB040-2002 INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK SWEET & ASSOCIATES – NEW FONTESELVA INVESTMENTS - SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD - WARD 10 (File C10E5.10)

D 8. PB041-2002 INFORMATION REPORT – PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND ZONING BY-LAW - MIA PROPERTIES LIMITED –- NORTH OF SANDALWOOD PARKWAY WEST ALONG THE WEST SIDE OF VAN KIRK DRIVE -WARD 2 (File C1W14.10)

D 9. PB042-2002 INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES LIMITED (FORMERLY ONTARIO REALTY CORPORATION) – NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD - WARD 6 (File T4W13.5)

D 10. PB043-2002 **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10** (File C4E14.4)

D 11. PB044-2002 **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (EAST) INC. – PART OF LOT 15, CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W15.7)

D 12. PB045-2002 **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (WEST) INC. – PART OF LOTS 14 AND 15 – CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W14.7)

D 13. PB046-2002 **INFORMATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW PROPOSED ZONING BY-LAW AMENDMENTS** (File C51-GR)

E 1. **DELEGATION – PRESENTATION RE: DEVELOPMENT DESIGN GUIDELINES**

G 1. PB047-2002 **YEAR END REPORT- DEVELOPMENT SERVICES DIVISION 2001 DEVELOPMENT ACTIVITY** (File P00YE)

G 2. PB048-2002 **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GORDIAN SERVICES GROUP INC. (SANDRINGHAM PLACE INC.) NORTH EAST CORNER OF BOVAIRD DRIVE AND SUNFOREST DRIVE – WARD 2** (File C1E11.16)

G 3. PB049-2002 **RECOMMENDATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (PER FLETCHERS CONTWO INC. LTD.) – SOUTH EAST CORNER CHINGUACOUSY ROAD AND WILLIAMS PARKWAY – WARD 6** (File C2W9.9)

G 4. PB050-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (NEW PARK PLACE DEVELOPMENTS) EAST OF PARK STREET BETWEEN QUEEN STREET WEST AND NELSON STREET – WARD 5** (File C1W6.63)

G 5. PB051-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM – DIBAX LIMITED –SOUTHWEST CORNER OF KENNEDY ROAD SOUTH AND EASTERN AVENUE – 33 KENNEDY ROAD SOUTH - WARD 3** (File C1E5.48)

G 6. PB052-2002 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LIMITED – ATIR INVESTMENTS LIMITED – WEST CREEK BOULEVARD – SOUTH OF STEELES AVENUE AND EAST OF HIGHWAY 410- WARD 3** (File T2E14.6)

H. **POLICY PLANNING REPORTS -NIL**

I 1. **PB053-2002** **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2002** (File B11)

I 2. **PB054-2002** **APPLICATION FOR PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 52 CLIFFSIDE DRIVE – HUTTONVILLE - WARD 6** (G33 LA)

J. **URBAN DESIGN AND ZONING REPORTS -NIL**

K 1. **PB055-2002** **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF FEBRUARY 19, 2002**

L 1. **PB056-2002** **DISCUSSION RE; DRIVE THROUGH FACILITIES**

M 1. **PB057-2002** **RESOLUTION URGING THE GOVERNMENT OF ONTARIO TO REMOVE OR RADICALLY REDUCE THE ROLE OF OMB BACK TO A PURE CHECK AGAINST BAD OR BIASED PLANNING**.

M 2. **PB058-2002** **REQUEST THE GOVERNMENT OF ONTARIO TO ENSURE THAT ANY NEW "PROVISIONAL CERTIFICATE OF APPROVAL FOR WASTE MANAGEMENT SYSTEM (HAULED SEPTAGE)" HAVE THE SAME CONDITIONS APPLY AS THE CONDITIONS UNDER THE PROVISIONS CERTIFICATE OF APPROVAL FOR ORGANIC SOIL CONDITIONING SITE**.

N. **QUESTION PERIOD**

O. **PUBLIC QUESTION PERIOD**

P. **PB059-2002** **ADJOURNMENT**

REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

A. APPROVAL OF THE AGENDA

PB033-2002 That the agenda for the Planning and Building Committee Meeting dated March 4, 2002, be amended to add:

L 1. **DISCUSSION RE: DRIVE THROUGH FACILITIES**

CARRIED

B. CONFLICTS OF INTEREST

1. City Councillor B. Callahan declared a conflict of interest with respect to Report D 13 – Information Report by A. Smith, Manager, Policy and Research, Planning and Building dated February 22, 2002 - Group Home and Lodging House Review Proposed Zoning By-law Amendments (File C51-GR) as his wife sits on the Board of Directors for the Peel Children's Aid Society.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G3, G4, G5, G6, I1, I2, K1)

D. PUBLIC MEETING REPORTS

D 1. Report from P. Adulante, Policy Planner, Planning and Building, dated February 22, 2002, re: **INFORMATION REPORT- OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1)

Three members of the public appeared before Committee for this matter.

Mr. Victor Lind appeared before Committee on behalf of the owners of Cottrelle Estate and indicated that his clients object to the proposed removal of the Williams Parkway Extension and wish to discuss the proposal with staff before the matter proceeds.

Mr. John Willetts of 31 Aberdeen Crescent, Brampton, appeared before Committee on behalf of Friends of Claireville Group and indicated that the group supports the proposed amendment.

Mr. Gerald Stewart of 5 Cromwell Court, Brampton, appeared before Committee and indicated his objection to the proposal.

PB034-20021 1. That the report from P. Adulante, Policy Planner, Planning and Building, dated February 22, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT- OFFICIAL PLAN AMENDMENT TO REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1) be received; and,

2. That staff be directed to report back to the Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation.

CARRIED

D 2. Report from P. Adulante, Policy Planner, Planning and Building, dated February 22, 2002, re: **INFORMATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25OV)

No members of the public appeared before Committee for this matter.

PB035-2002

1. That the report from P. Adulante, Policy Planner, Planning and Building, dated February 22, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25OV) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation.

CARRIED

D 3. Report from W. Lee, Director of Urban Design and Zoning, Planning and Building dated February 12, 2002, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS** (File P42GE-1)

No members of the public appeared before Committee for this matter.

PB036-2002

1. That the report from W. Lee, Director of Urban Design and Zoning, Planning and Building dated February 12, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS** (File P42GE-1) be received; and,

2. That staff be directed to prepare the appropriate zoning amendment for Council's consideration.

CARRIED

D 4. Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 498115 ONTARIO LIMITED AND DEGASPERIS ET AL – EAST SIDE OF HURONTARIO STREET, NORTH OF MAYFIELD ROAD – WARD 2** (File C1E18.9)

One member of the public appeared before Committee for this matter.

Mr. Bob Morrison of 12135 Hurontario Street appeared before Committee and inquired why his property was excluded from the proposed development. Staff responded to his concerns.

PB037-2002

1. Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 498115 ONTARIO LIMITED AND DEGASPERIS ET AL – EAST SIDE OF HURONTARIO STREET, NORTH OF MAYFIELD ROAD – WARD 2** (File C1E18.9) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 5. Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF HURONTARIO STREET, NORTH OF WILLIAMS OF PARKWAY - WARD 1** (File C1W9.16)

B. Steiger, Planner, Development Services, Planning and Building Department, provided an overview of the application and responded to questions from Committee and members of the public.

The following members of the public appeared before Committee and indicated that they did not support the application and expressed concerns including safety and well being of nearby residents, increased traffic in the area, lack of green space and maintenance of neighbourhood parks, and impact on residents of Peel Manor.

- Dr. Harry Earle, of Peel Manor
- Ms. C. J. Coleson, 160 Main Street , Brampton
- Ms. A. Pile, McLaughlin Road South, Brampton
- Ms. Theresa Darrigo, Manorbridge, Brampton
- Ms. Tracey Guerriero, 34 Gorsebrook Court, Brampton
- Ms. Darlene McGrath, Brampton
- Ms. Joan Pittman, Brampton
- Ms. Henna (no other information available)
- Mr. J. Carlson, 27 Gatesgill Street, Brampton
- Mr. Stewart Jagmohan, 40 Gorsebrook Court, Brampton
- Mr. Wayne Highgate, 33 Gatesgill Street, Brampton
- Ms. Moyra Thomas, 32 Gorsebrook Court, Brampton

Mr. Brian Johnston, 105 Lauraglen Crescent, Brampton, appeared before Committee and indicated that he supports the proposal and suggested that consideration should be given to the Region's request for approval.

Mr. Keith Ward, Commissioner of Housing and Property, Region of Peel appeared before Committee and provided details of the proposal and responded to questions and concerns raised by members of the public.

PB038-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF HURONTARIO STREET, NORTH OF WILLIAMS OF PARKWAY - WARD 1** (File C1W9.16) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 6. Report from J. Corbett, Director of Development Services, Planning and Building and D. Herron, Development Planner, Planning and Building, dated February 18, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE SECONDARY PLAN AND ZONING BY-LAW GLB URBAN PLANNERS LTD.- FOR LANDMASTER DEVELOPMENTS LTD. – NORTHWEST QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE – WARD 8** (File C3E1.5)

No members of the public appeared before Committee on this matter.

PB039-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and D. Herron, Development Planner, Planning and Building, dated February 18, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE SECONDARY PLAN AND ZONING BY-LAW GLB URBAN PLANNERS LTD.- FOR LANDMASTER DEVELOPMENTS LTD. – NORTHWEST QUADRANT OF STEELES AVENUE EAST AND WEST DRIVE – WARD 8** (File C3E1.5) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 7. Report from J. Corbett, Director of Development Services, Planning and Building and A. Parsons, Development Planner, Planning and Building, dated February 18, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK SWEET & ASSOCIATES – NEW FONTESELVA INVESTMENTS - SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD - WARD 10** (File C10E5.10)

No members of the public appeared before Committee on this matter.

PB040-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and A. Parsons, Development Planner, Planning and Building, dated February 18, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK SWEET & ASSOCIATES – NEW FONTESELVA INVESTMENTS - SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD - WARD 10** (File C10E5.10) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 8. Report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 21, 2002, re: **INFORMATION REPORT – PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND ZONING BY-LAW - MIA PROPERTIES LIMITED –- NORTH OF SANDALWOOD PARKWAY WEST ALONG THE WEST SIDE OF VAN KIRK DRIVE -WARD 2** (File C1W14.10)

N. Grady, Planner, Development Services, Planning and Building Department, provided an overview of the application and responded to questions.

The following members of the public appeared before Committee and indicated that they support the proposal but expressed concerns including increased traffic in the area and landscape issues.

- Mr. Phil Costantino, 10799 McLaughlin Road, Brampton
- Ms. Paola Cerus, 295 Van Kirk Drive, Brampton
- Mr. Mario Janeiro, 10507 McLaughlin Road, Brampton

PB041-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 21, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND ZONING BY-LAW - MIA PROPERTIES LIMITED –- NORTH OF SANDALWOOD PARKWAY WEST ALONG THE WEST SIDE OF VAN KIRK DRIVE -WARD 2** (File C1W14.10) be received; and

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 9. Report from J. Corbett, Director of Development Services, Planning and Building and P. Snape, Manager of Development Services, Planning and Building, dated February 11, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES LIMITED (FORMERLY ONTARIO REALTY CORPORATION) – NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD - WARD 6** (File T4W13.5)

P. Snape, Manager, Development Services, Planning and Building Department, gave a presentation and provided details of the proposal.

Ms. K. Pask Ruttan of 7534 Creditview Road, Brampton appeared before Committee and indicated support for the proposal but expressed concerns regarding existing trees affected by the development.

Discussion took place and staff responded to questions and concerns.

PB042-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and P. Snape, Manager of Development Services, Planning and Building, dated February 11, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES LIMITED (FORMERLY ONTARIO REALTY CORPORATION) – NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD - WARD 6** (File T4W13.5) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 10. Report from J. Corbett, Director of Development Services, Planning and Building and T. Goodeve, Development Planner, Planning and Building, dated February 11, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10** (File C4E14.4)

Mr. Mike Modarelli of 74 Palmolive Street, Brampton, appeared before Committee and expressed concern regarding traffic issues.

PB043-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and T. Goodeve, Development Planner, Planning and Building, dated February 11, 2002, to the Planning and Building Committee Meeting of March 4, 2002 re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10** (File C4E14.4) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 11. Report from J. Corbett, Director of Development Services, Planning and Building and G. Melenka, Development Planner, Planning and Building, dated March 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (EAST) INC. – PART OF LOT 15, CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W15.7)

G. Melenka, Planner, Development Services, Planning and Building Department, gave a presentation and provided details of the proposal.

Mr. Harry Blackburn of Churchville, Brampton appeared before Committee and indicated that he supported the proposed development.

PB044-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and G. Melenka, Development Planner, Planning and Building, dated March 4, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (EAST) INC. – PART OF LOT 15, CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W15.7) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 12. Report from J. Corbett, Director of Development Services, Planning and Building and G. Melenka, Development Planner, Planning and Building, dated March 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (WEST) INC. – PART OF LOTS 14 AND 15 – CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W14.7)

G. Melenka, Planner, Development Services, Planning and Building Department, gave a presentation and provided details of the proposal.

Mr. Harry Blackburn of Churchville, Brampton, appeared before Committee and indicated that he supported the proposed development.

PB045-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and G. Melenka, Development Planner, Planning and Building, dated March 4, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PARADISE HOMES MAHOGANY (WEST) INC. – PART OF LOTS 14 AND 15 – CONCESSION 3 – SOUTHERN DIVISION - SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY - WARD 6** (File T3W14.7) be received; and,

2. That staff be directed to report back to Planning and Building Committee Meeting with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

CARRIED

D 13. Report from A. Smith, Manager, Policy and Research, Planning and Building dated February 22, 2002, re: **INFORMATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW PROPOSED ZONING BY-LAW AMENDMENTS** (File C51-GR)

Note: City Councillor B. Callahan declared a conflict of interest with respect to Report D 13 – Information Report by A. Smith, Manager, Policy and Research, Planning and Building dated February 22, 2002 - Group Home and Lodging House Review Proposed Zoning By-law Amendments (File C51-GR) as his wife sits on the Board of Directors for the Peel Children's Aid Society.

Staff made a presentation outlining the purpose of the proposed amendments to the Official and Zoning By-law. Staff noted that the group home and lodging house review was initiated to address the high concentration of these facilities in Brampton relative to other neighbouring municipalities and to address issues related to the growth of non-traditional foster homes. Staff also noted that all the stakeholders have been involved in the process since inception and that the notice of this public meeting was placed in the local newspaper as well as mailed to all the operators and interested parties on our mailing list.

Following staff's presentation, the Committee also heard from number of individuals whose presentation are captioned below:

Barbara Horvath – Peel Children's Aid Society

- Suggested that the proposed amendments conflict with the Planning Act prohibitions against definition of family
- The amendments will make it difficult for Peel CAS as well as foster parents to carry out their services and she emphasized that the requirements of the proposed amendments are too onerous and they will not be able to recruit enough foster parents.
- Objects to all proposed amendments but would accept other aspects of the proposal if foster homes were not affected

Don Jones – Resident and Foster Parent

- Proposed amendment will cause undue hardship for people doing their best to help society.
- If foster homes are not encouraged, the number of group homes will increase.

Bonnie Corey & Nancy Andersen – Ministry of Community and Social Services

- The Ministry's licensing requirements were outlined.
- Foster care requires a homelike setting not provided by group homes.
- Regulations need to be flexible to accommodate siblings who may increase the numbers in a home to more than three.
- Confidentiality will be lost if foster parents are required to go through the registration process.
- Foster care should continue to be permitted as of right

Howard Carroll – Resident and Foster Parent

- Foster homes are better than group homes.
- The interest of our children should not be compromised.

Chantelle Cosgrove, Brampton Fire and emergency Services Department commented that where four or more unrelated children are involved in an agency funded arrangement, the Ontario Fire Code requires retrofit to homes to meet certain fire code requirements. Moreover, availability of information such as the number of residents in the house will enhance the emergency response.

PB046-2002

1. That the report from A. Smith, Manager, Policy and Research, Planning and Building dated February 22, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **INFORMATION REPORT – GROUP HOME AND LODGING HOUSE REVIEW PROPOSED ZONING BY-LAW AMENDMENTS** (File C51-GR) be received; and,

2. That staff be directed to report back to the March 11, 2002, Council Meeting with the results of the Public Meeting, and,

3. That by-laws be passed to amend the Comprehensive Zoning By-law with respect to group homes and lodging houses.

CARRIED

E. DELEGATIONS

E 1. **PRESENTATION re: DEVELOPMENT DESIGN GUIDELINES**

NOTE: Notwithstanding that quorum was not present, the presentation proceeded at 5:00 p.m. with the following present:

Members of Council: Regional Councillor L. Bissell
Regional Councillor G. Miles
City Councillor E. Moore
City Councillor L. Jeffrey
City Councillor G. Gibson
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak

Members of Staff: John Marshall, Planning and Building
John Corbett, Planning and Building
Bill Lee, Planning and Building
Bill Winterhalt, Planning and Building
Steve Dewdney, Planning and Building
Kathy Ash, Planning and Building
Joe Lilly, Community Services
Rick Bino, Works and Transportation

Delegations:

1. Representative from Nak Designs
2. J. Corbett, Planning and Building
3. K. Walsh, Community Services

A presentation was made by Kathy Ash, Karl Walsh and representatives from Nak Designs and Joseph Bogdan Architects to Planning and Building Committee of March 4, 2002 at 5:00 p.m., re: **DEVELOPMENT DESIGN GUIDELINES,** which included the following topics:

- The City of Brampton Design Objectives
- Design Objectives and Principles
- Procedure and Team Approach
- The City of Brampton Vision
- Major Block Plan Components and Guidelines
- Community Structure Guidelines
- Open Space System Guidelines
- Street Network and Streetscapes
- Site Planning and Built Form Guidelines
- Critical Design Issues
- Recommendations
- Conclusion and Implementation

F. DEFERRED/REFERRED ITEMS -nil

G. DEVELOPMENT TEAM REPORTS

* G 1. Report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated February 18, 2002, re: **YEAR END REPORT- DEVELOPMENT SERVICES DIVISION 2001 DEVELOPMENT ACTIVITY** (File P00YE)

PB047-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and M. Melenka, Development Planner, Planning and Building, dated February 18, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **YEAR END REPORT- DEVELOPMENT SERVICES DIVISION 2001 DEVELOPMENT ACTIVITY** (File P00YE) be received.

CARRIED

G 2. Report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 20, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GORDIAN SERVICES GROUP INC. (SANDRINGHAM PLACE INC.) NORTH EAST CORNER OF BOVAIRD DRIVE AND SUNFOREST DRIVE – WARD 2** (File C1E11.16)

Discussion took place regarding traffic issues and a motion was made to amend the staff recommendation to add the following (Note: this clause was added as condition 3(l)):

"Prior to final approval by the Building Division staff shall be directed to undertake the following and report back to City Council:

Evaluate and relax/modify the current parking restrictions that have been applied to Sunforest Drive since October 2001.

Work with the Region of Peel to develop a strategy to improve the various timing, sequencing and waiting times associated with the signalized intersection of Sunforest Drive and Bovaird Drive.

Liaise with Peel Regional Police to enhance their enforcement of currently posted "No U-turn" signage on Sunforest Drive."

PB048-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 20, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GORDIAN SERVICES GROUP INC. (SANDRINGHAM PLACE INC.) NORTH EAST CORNER OF BOVAIRD DRIVE AND SUNFOREST DRIVE – WARD 2** (File C1E11.16) be received; and

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

(1) The Official Plan Amendment shall amend the Heart Lake West Secondary Plan to designate the subject lands "Institutional".

(2) The site specific zoning by-law shall contain the following:

(a) shall only be used for the following purposes;

Institutional

(1) a private school; and,
(2) purposes accessory to the other permitted purposes.

(b) shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth- 18.0 metres.

(2) Minimum Interior Side Yard Depth- 8.5 metres.

(3) Minimum Exterior Side Yard Depth- 11.0 metres.

(4) Minimum Rear Yard Depth- 18.0 metres.

(5) Minimum Landscaped Open Space- except at the approved driveway location, a landscaped open space strip with a minimum width of 3.0 metres shall be provided abutting the front lot line, and landscaped open space strips with minimum widths of 2.0 metres shall be provided along the interior, exterior and rear lot lines.

(6) Maximum Building Height- two storeys.

(7) Maximum Gross Floor Area- 1,836 square metres

(8) All garbage and refuse storage areas, including any containers for recyclable materials, shall be screened

(3) Development of the subject lands shall be subject to a site plan agreement that shall contain the following provisions:

a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City's site plan review process.

b) The applicant shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws.

c) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.

d) The applicant shall agree that all lighting on the site shall be designed and oriented to prevent glare on abutting properties and streets.

e) All mechanical roof top units, loading, waste disposal and parking areas shall be screened to the satisfaction of the City.

f) Prior to the issuance of a building permit, the applicant shall provide cash-in-lieu of parkland dedication for the subject lands, in accordance with the Planning Act and City Policy.

g) For the development of this site, the owner agrees to incorporate the following design features:

- All buildings shall have a residential character sloped roof.
- All rooftop facilities shall be screened from streets as well as adjacent residential dwellings to the west and the abutting residential dwelling to the north.
- Windows along the north property wall shall be of a design and placement that minimizes overlook into the northerly abutting property.

h) The applicant shall convey to the Region of Peel: (1) a road widening along Bovaird Drive that is 22.5 metres from the original centerline of Bovaird Drive; and, (2) a 0.3 metre reserve along the Bovaird Drive frontage.

i) The landscape and fencing plans approved by the City as part of the site plan approval process shall show the following elements to be installed and maintained by the applicant:

- A minimum 2.0 metre wide landscaped open space strip along the northerly property line where it abuts the northerly residence containing vegetation and plantings having a maximum height of 2.4 metres.

- A decorative wrought iron fence along the portion of the northerly property line that abuts the front yard of the northerly residence with a maximum height of 1.0 metres.

- The continuation of a concrete fence along the portion of the northerly property line where it abuts the northerly residence having a minimum height of 1.7 metres. The fence shall have a decorative brick design along its northerly face and will include decorative post caps.

j) The noise control measures recommended by Jade Acoustics in their acoustical report entitled "Environmental Noise Analysis- Proposed Development, Rowntree Montessori School" dated January 22, 2002, and in their "Addendum to the Environmental Noise Analysis" dated February 5, 2002", shall be implemented to the satisfaction of the City.

k) Prior to the issuance of a building permit, the applicant shall provide the City's Chief Building Official with the approved acoustical noise report and addendum as well as a certificate certifying that the builder's plan(s) for the school building to be constructed on the plan(s) shows all of the noise attenuation works required by the approved acoustical report/addendum and approved plan(s).

l) Prior to final approval by the Building Division staff shall be directed to undertake the following and report back to City Council:

- Evaluate and relax/modify the current parking restrictions that have been applied to Sunforest Drive since October 2001.

- Work with the Region of Peel to develop a strategy to improve the various timing, sequencing and waiting times associated with the signalized intersection of Sunforest Drive and Bovaird Drive.

- Liaise with Peel Regional Police to enhance their enforcement of currently posted "No U-turn" signage on Sunforest Drive.

CARRIED

* G 3. Report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated February 14, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (PER FLETCHERS CONTWO INC. LTD.) – SOUTH EAST CORNER CHINGUACOUSY ROAD AND WILLIAMS PARKWAY – WARD 6** (File C2W9.9)

PB049-2002

1. That the report from J. Corbett, Director of Development Services, Planning and Building and R. Nykyforchyn, Development Planner, Planning and Building, dated February 14, 2002, to the Planning and Building Committee of March 4, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND CONDITIONS OF DRAFT APPROVAL AND APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LTD. (PER FLETCHERS CONTWO INC. LTD.) – SOUTH EAST CORNER CHINGUACOUSY ROAD AND WILLIAMS PARKWAY – WARD 6** (File C2W9.9) be received; and ,

2. That the subject application be approved, and staff be authorized to prepare the appropriate documents, and issue amendments to the conditions of draft plan approval, subject to the following:

   a) Prior to the enactment of the amending zoning by-law, the conditions of draft approval shall be amended, and the draft approved plan revised through the use of red-line revisions to reflect the changes to the lotting pattern shown on the map entitled "Excerpt of Revised Draft Plan of Subdivision 21T-95009B (Plan J)", dated November 8, 2001.

   b) The amending zoning by-law document shall zone the lands in accordance with that which has been requested on the "Excerpt of Revised Draft Plan of Subdivision 21T-95009B (Plan J)", and shall include the new zoning requirements that pertain to garage width and projection. In this regard, the amending zoning by-law shall rezone:

      i) Blocks 268 to 285 on the draft approved plan from "R2A-Section 833" to a zone category similar to that of "R1D-Section 831" which includes revised garage width and projection provisions), as shown on Lots 30 to 54 on the revised plan; and,

      ii) Block 457 on the draft apprved plan from "R1D-Section 831" to a zone category similar to that of the "R2A-Section 833 whicn includes revised garage width and projection provisions, as shown on Blocks 207 to 220, on the revised plan.

CARRIED

* G 4. Report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 18, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (NEW PARK PLACE DEVELOPMENTS) EAST OF PARK STREET BETWEEN QUEEN STREET WEST AND NELSON STREET – WARD 5** (File C1W6.63)

PB050-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and N. Grady, Development Planner, Planning and Building, dated February 18, 2002, to the Planning and Building of March 4, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (NEW PARK PLACE DEVELOPMENTS) EAST OF PARK STREET BETWEEN QUEEN STREET WEST AND NELSON STREET – WARD 5** (File C1W6.63) be received; and ,

2. That the application be approved and staff be directed to prepare a zoning by-law for the consideration of City Council; and

3. That staff be directed to issue draft approval for the plan of subdivision 21T-01-35B and condominium plan CDM 01-35B.

CARRIED

* G 5. Report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM – DIBAX LIMITED –SOUTHWEST CORNER OF KENNEDY ROAD SOUTH AND EASTERN AVENUE – 33 KENNEDY ROAD SOUTH - WARD 3** (File C1E5.48)

PB051-2002 1. That the report from J. Corbett, Director of Development Services, Planning and Building and B. Steiger, Development Planner, Planning and Building, dated February 19, 2002, to the Planning and Building Committee of March 4, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM – DIBAX LIMITED –SOUTHWEST CORNER OF KENNEDY ROAD SOUTH AND EASTERN AVENUE – 33 KENNEDY ROAD SOUTH - WARD 3** (File C1E5.48) be received; and,

2. That the subject application be approved and staff be authorized to issue the notice of draft approval subject to the following conditions:

a) The final plan shall conform to the draft plan of condominium, prepared by Tarasick, McMillan Ltd., Ontario Land Surveyor (File No. 2584) dated June 24, 2001.

b) Any other conditions as derived from agency and departmental comments.

CARRIED

* G 6. Report from J. Corbett, Director of Development Services, Planning and Building and A. Parsons, Development Planner, Planning and Building, dated February 5, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LIMITED – ATIR INVESTMENTS LIMITED – WEST CREEK BOULEVARD – SOUTH OF STEELES AVENUE AND EAST OF HIGHWAY 410- WARD 3** (File T2E14.6)

PB052-2002 1. That the Report from J. Corbett, Director of Development Services, Planning and Building and A. Parsons, Development Planner, Planning and Building, dated February 5, 2002, to the Planning and Building Committee of March 4, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KORSIAK AND COMPANY LIMITED – ATIR INVESTMENTS LIMITED – WEST CREEK BOULEVARD – SOUTH OF STEELES AVENUE AND EAST OF HIGHWAY 410- WARD 3** (File T2E14.6) be received; and ,

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

2.1 The subject property be rezoned **from** "Agriculture Parkway Belt (AP)" and "Floodplain (F)" **to** "Industrial One (M1) – Special Section" and "Floodplain (F)", subject to the following;

2.1.1 the lands designated "M1-Special Section":

a) shall only be used for purposes permitted in the "M1" zone.

b) shall be subject to the following requirements and restrictions:

1. minimum building setbacks

a) 14 metres for all buildings and structures from the Highway 410 right-of-way (R.O.W.),

b) 6 metres for all buildings and structures from the Westcreek Boulevard R.O.W.

2. minimum landscaped open space:

a) 10 metres abutting a "Floodplain (F)" zone,

b) 6 metres abutting Westcreek Boulevard, except at approved access locations,

c) 9 metres abutting Highway 410 right-of-way.

3. the total maximum gross floor area of all buildings and structures shall not exceed 9,000 square metres;

4. loading facilities shall be located no closer than 35 metres from the Highway 410 right-of-way;

5. shall also be subject to the requirements and restrictions of the "M1" zone and all the general provisions of this by-law which are not in conflict with those set out above.

2.1.2 Lands designated "F":

a) shall only be used for purposes permitted in the "F" zone;

b) shall be subject to the requirements and restrictions of the "F" zone.

3. That prior to the enactment of the zoning by-law, the applicant shall submit a Phase 1 Environmental Assessment to the satisfaction of the City.

4. That prior to the enactment of the zoning by-law, the applicant shall submit for approval by the City, urban design guidelines that detail the following:

4.1. The intended form, massing and design character of all anticipated buildings including building setbacks and rooftop treatments.

4.2 A continuous minimum 9.0 m landscaped buffer shall be maintained along the west boundary of the property abutting Highway 410. In order to appropriately screen views of employee/visitor parking areas between the property line and the building, a berm shall be constructed within the landscaped buffer at a 3:1 slope.

4.3 Extensive landscape treatment within all landscaped buffers/berms surrounding the paved areas of the site.

4.4 The industrial building, including the associated office component, shall be located in proximity to the Highway 410 right-of-way to minimize the amount of paved parking area adjacent to this corridor.

4.5 Truck loading areas shall be located along the southern elevation of the building and adequately screened from Westcreek Boulevard and Highway 410 frontage by either the building, a screen wall, landscaping, or any combination thereof. A screen wall shall consist of similar building materials used for the adjacent building elevation.

4.6 The common architectural features including rooflines, materials, colour, pillar designs such that a superior front elevation treatments for building walls is provided. Such elevation treatments may include glazing, high quality building materials and façade treatments.

4.7 The location and size of all roof-top mechanical equipment should be suitably screened in appearance from all directions. Roof-top screening should ensure that the roof forms an integral part of the building design with respect to form, colours and materials.

5. That prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City that shall include the following:

5.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;

5.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws;

5.3 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services;

5.4 The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;

5.5 The applicant shall agree that on-site waste collection shall be provided through a private waste hauler;

5.6 The applicant shall submit a Phase 2 Environmental Assessment, prior to the issuance of a building permit, if determined to be necessary by the City of Brampton.

CARRIED

H. POLICY PLANNING REPORTS - nil

I. BUILDING REPORTS

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated February 15, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2002** (File B11)

PB053-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated February 15, 2002, to the Planning and Building Committee of March 4, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JANUARY 2002** (File B11) be received.

CARRIED

* I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated February 19, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 52 CLIFFSIDE DRIVE – HUTTONVILLE - WARD 6** (G33 LA)

PB054-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building, dated February 19, 2002, to the Planning and Building Committee of March 4, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 52 CLIFFSIDE DRIVE – HUTTONVILLE - WARD 6** (G33 LA) be received; and,

2. That the application be approved.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

* K 1. **BRAMPTON HERITAGE BOARD – FEBRUARY 19, 2002**

PB055-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF FEBRUARY 19, 2002,** to the Planning and Building Committee of March 4, 2002, Recommendations HB027-2002 to HB038-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB027-2002 That the agenda for the Brampton Heritage Board Meeting of February 19, 2002 be approved, as amended, to add:

G 4. 2. 1167 Wanless Drive – Site Visit
3. Site Walk – Churchville Heritage District;

K 2. Discussion re: **BRAMPTON HERITAGE BOARD'S PARTICIPATION IN HERITAGE DAY CELEBRATIONS AT PEEL HERITAGE COMPLEX** (File G33); and,

K 3. Discussion re: **DISTRIBUTION OF BRAMPTON HERITAGE BOARD NEWSLETTER** (File G33).

HB028-2002 That the Minutes of the Brampton Heritage Board Meeting of January 29, 2002, to the Brampton Heritage Board Meeting of February 19, 2002, be received.

HB029-2002 That the correspondence (e-mail) from Ms. Lori Theoret, Marketing and Communications, Ontario Heritage Foundation, dated February 13, 2002, to the Brampton Heritage Board Meeting of February 19, 2002, re: **ONTARIO HERITAGE FOUNDATION YOUNG LEADERS PROGRAM – CITY OF BRAMPTON 2001 NOMINATION – KENBROOKE DISTRICT GIRL GUIDES** (File G33) be received.

HB030-2002 That the Ontario Ministry of Finance News Release/Backgrounder, dated February 7, 2002, to the Brampton Heritage Board Meeting of February 19, 2002, re: **TAX RELIEF FOR HERITAGE PROPERTIES** (File G33) be received.

HB031-2002 That City Council be requested to consider appointing a member of the Brampton Heritage Board and the Brampton Historical Society to the Sesquicentennial Committee, as considered at the Brampton Heritage Board Meeting of February 19, 2002.

HB032-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF FEBRUARY 4, 2002** (File G33), to the Brampton Heritage Board Meeting of February 19, 2002, be received.

HB033-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building, to Mr. Jeffrey J. Smith, Property Services Division, Housing and Property Department, Region of Peel, dated February 7, 2002, to the Brampton Heritage Board Meeting of February 19, 2002, re: **CHURCHVILLE SCHOOLHOUSE – DEMOLITION DEADLINE** (File G33) be received.

HB034-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building, to Mr. Gabriel Zimmerman, Barrister and Solicitor, to the Brampton Heritage Board Meeting of February 19, 2002, re: **SITE INSPECTION – HERITAGE PROPERTY – 1167 WANLESS DRIVE – WARD 6** (File G33) be received.

HB035-2002 That the correspondence from Mr. Gord Swoger, Collections Manager, Grenville County Historical Society Inc., dated January 30, 2002, to the Brampton Heritage Board Meeting of February 19, 2002, re: **"DIRECTORY OF BRAMPTON" PUBLICATION FOUND IN THEIR COLLECTION** (File G33) be received.

HB036-2002 That the information providing conference details on the **COMMUNITY HERITAGE ONTARIO – ANNUAL CONFERENCE – "THE PLACE OF HERITAGE IN SMART GROWTH – 2002" – PETERBOROUGH – MAY 24, 2002 TO MAY 26, 2002** (File G33), to the Brampton Heritage Board Meeting of February 19, 2002, be received.

HB037-2002 That an expenditure of not more than $500.00 be approved for the printing of a quantity of the current Brampton Heritage Board Newsletter (2002 – Issue One), as considered at the Brampton Heritage Board Meeting of February 19, 2002.

HB038-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 19, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

L. OTHER/NEW BUSINESS - nil

L 1. DISCUSSION RE: DRIVE-THROUGH FACILITIES

City Councillor Linda Jeffrey introduced a recommendation to Committee regarding drive through facilities and the following motion was then considered:

PB056-2002 Whereas the City of Brampton seems to be experiencing a significant increase in requests for drive-through facilities; and,

Whereas requests for these drive-through locations seem to be requested more frequently on prime corner gateway locations and are not always complimentary to the architectural character of adjacent residential properties;

Therefore be it resolved that Planning staff and the Community Design Guidelines Committee be directed to conduct a review of the use, location and design of these facilities with a goal to find ways to minimize the impact of these facilities on adjacent uses and properties, particularly adjacent residential properties.

CARRIED

M. CORRESPONDENCE

M 1. Correspondence from the City of Pickering dated February 11, 2002, re: **RESOLUTION URGING THE GOVERNMENT OF ONTARIO TO REMOVE OR RADICALLY REDUCE THE ROLE OF OMB BACK TO A PURE CHECK AGAINST BAD OR BIASED PLANNING.**

PB057-2002 1. That the correspondence from the City of Pickering dated February 11, 2002, to the Planning and Building Committee Meeting of March 4, 2002, re: **RESOLUTION URGING THE GOVERNMENT OF ONTARIO TO REMOVE OR RADICALLY REDUCE THE ROLE OF OMB BACK TO A PURE CHECK AGAINST BAD OR BIASED PLANNING** be received.

CARRIED

M 2. Correspondence from the Town of Mississippi Mills dated January 31, 2002, re**: REQUEST THE GOVERNMENT OF ONTARIO TO ENSURE THAT ANY NEW "PROVISIONAL CERTIFICATE OF APPROVAL FOR WASTE MANAGEMENT SYSTEM (HAULED SEPTAGE)" HAVE THE SAME CONDITIONS APPLY AS THE CONDITIONS UNDER THE PROVISIONS CERTIFICATE OF APPROVAL FOR ORGANIC SOIL CONDITIONING SITE.**

PB058-2002 1. That the correspondence from the Town of Mississippi Mills, dated January 31, 2002, to the Planning and Building Committee of March 4, 2002, re**: REQUEST THE GOVERNMENT OF ONTARIO TO ENSURE THAT ANY NEW "PROVISIONAL CERTIFICATE OF APPROVAL FOR WASTE MANAGEMENT SYSTEM (HAULED SEPTAGE)" HAVE THE SAME CONDITIONS APPLY AS THE CONDITIONS UNDER THE PROVISIONS CERTIFICATE OF APPROVAL FOR ORGANIC SOIL CONDITIONING SITE** be received.

CARRIED

N. QUESTION PERIOD - nil

O. PUBLIC QUESTION PERIOD -nil

P. ADJOURNMENT

PB059-2002 That the Planning and Building Committee do now adjourn to meet again on Monday, March 18, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 10:05 p.m., March 4, 2002.

MINUTES

Planning & Building Committee

Committee of the Council of the Corporation of the City of Brampton

City of Brampton

MARCH 18, 2002

1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)** (illness)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor B. Callahan – Ward 3 (other municipal business)
City Councillor P. Richards – Ward 8 (other municipal business)
City Councillor D. Metzak – Ward 9 (other municipal business)
City Councillor J. Sprovieri – Ward 10 (vacation)

Staff Present:
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development, Planning, Design and Development
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development
R. Bino, Director of Engineering and Development Services, Planning, Design and Development
K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development
D. Waters, Manager, Land Use Policy, Planning, Design and Development
R. Nykyforchyn, Development Planner, Planning, Design and Development
P. Aldunate, Policy Planner, Planning, Design and Development
L. J. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order at 1:11 p.m. and adjourned at 1:17 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A.	**PB060-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D.		**DELEGATIONS**
E.		**DEFERRED/REFERRED ITEMS**
F1.	**PB061-2002**	**RECOMMENDATION REPORT- TOWN OF CALEDON REQUEST FOR CITY OF BRAMPTON TO PROVIDE COMMENTS – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE TOWN OF CALEDON OFFICIAL PLAN AND ZONING BY-LAW - DONAL JV – EAST OF HIGHWAY 10, AND NORTH OF THE BRAMPTON MUNICIPAL BOUNDARY – LANDS ARE LOCATED WITHIN THE TOWN CALEDON** (File G70CA)
G1.	**PB062-2002**	**INFORMATION REPORT – CITY OF BRAMPTON'S SUBMISSION TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN FARMING** (G75-ST)
G2.	**PB063-2002**	**RECOMMENDATION REPORT – OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1)
G3.	**PB064-2002**	**RECOMMENDATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25 OV)
H.		**BUILDING REPORTS**
I1.		**URBAN DESIGN AND ZONING REPORTS**
J.		**HERITAGE BOARD MINUTES**
K1.	**PB065-2002**	**CORRESPONDENCE FROM MR. ROGER T. BEAMAN ON BEHALF OF ESTATE OF J.E. COTRELLE RE: RECOMMENDATION REPORT - OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (See Report G2
L.		**OTHER/NEW BUSINESS**
M.		**QUESTION PERIOD**
N.		**PUBLIC QUESTION PERIOD**
O.	**PB066-2002**	**ADJOURNMENT**

VICE CHAIR – CITY COUNCILLOR G. GIBSON

A. APPROVAL OF AGENDA

PB060-2002 That the agenda for the Planning and Building Committee Meeting of March 18, 2002 be approved as printed and circulated.

CARRIED

B. CONFLICTS OF INTEREST – nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, G1, G2, G3, K1)

D. DELEGATIONS - nil

E. DEFERRED/REFERRED ITEMS – nil

F. DEVELOPMENT TEAM REPORTS

* F 1. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and, R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 12, 2002, re: **RECOMMENDATION REPORT- TOWN OF CALEDON REQUEST FOR CITY OF BRAMPTON TO PROVIDE COMMENTS – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE TOWN OF CALEDON OFFICIAL PLAN AND ZONING BY-LAW - DONAL JV – EAST OF HIGHWAY 10, AND NORTH OF THE BRAMPTON MUNICIPAL BOUNDARY – LANDS ARE LOCATED WITHIN THE TOWN CALEDON** (File G70CA)

Note: Staff responded to questions regarding road access to this development.

PB061-2002 1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated March 12, 2002, to the Planning and Building Committee of March 18, 2002 re: **RECOMMENDATION REPORT- TOWN OF CALEDON REQUEST FOR CITY OF BRAMPTON TO PROVIDE COMMENTS – DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE TOWN OF CALEDON OFFICIAL PLAN AND ZONING BY-LAW - DONAL JV – EAST OF HIGHWAY 10, AND NORTH OF THE BRAMPTON MUNICIPAL BOUNDARY – LANDS ARE LOCATED WITHIN THE TOWN CALEDON** (File G70CA) be received;

2. That the application be approved and staff be directed to forward the following conditions of approval to the Town of Caledon for inclusion within the appropriate implementing documents:

1. Prior to the issuance of draft plan approval, the City of Brampton and the Town of Caledon shall execute a Municipal Agreement which establishes responsibilities related to the provision of services by the City of Brampton to the subject lands, and shall address matters such as snow removal, street cleaning, the cleaning of storm sewers and catch basins, and if warranted, may address the requirement for financial contributions for stormwater management services. In addition, this agreement may

contain provisions for the assignment of jurisdictional matters related to the subdivision process, such as approvals and clearances, in the event that the surplus lands to the south are to be included within the subject development.

2. Prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City of Brampton. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions / warning clauses for all of the lots and blocks within the plan.

3. Prior to the issuance of draft plan approval, the applicant shall submit a preliminary noise study to the Town of Caledon for approval.

4. Prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision for the review and approval of the City of Brampton. The map is to be posted in a prominent location in each sales office where homes in the subdivision are being sold, and shall contain the applicable information prescribed within the City of Brampton's List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps. In this regard, the applicant shall forward an approved copy of the Preliminary Noise Study to the City of Brampton.

5. Prior to the issuance of draft approval, the applicant shall submit a revised Preliminary Servicing Study, to the satisfaction of the City of Brampton's Works and Transportation Department.

6. Prior to the issuance of draft approval, the applicant shall demonstrate that financial arrangements have been made with the developer to the south for contributions towards the cost of the storm water detention facility.

7. Prior to the issuance of draft plan approval, the applicant shall submit a letter of understanding, satisfactory to the City, to confirm that the development will incorporate the City of Brampton's standard Urban Design Guidelines and Architectural Control Policies.

8. Prior to the issuance of draft plan approval, the Town of Caledon shall receive written confirmation from the Ministry of Transportation that the alignment of Highway Number 410 has been finalised and is in accordance with that which has been shown on the applicants draft plan.

9. Prior to the issuance of draft plan approval, the applicant shall secure an Official Plan Amendment to amend the Official Plan's land use schedule, by redesignating these lands from "Residential Policy Area B" to "Residential".

10. Once the aforementioned conditions have been addressed, the Town of Caledon be advised that the following conditions of draft approval be included and subject to the clearance of the City of Brampton:

    (a) Any necessary red-line revisions to the draft plan, including:

        i. 0.3 metre reserve block along the south limit of Block 80;
        ii. a 7.5 metre radius corner rounding on the south side of Lot 1, as well as revisions to the corner radius on the balance of the plan to also reflect a 7.5 metres radius;

iii. the side lot lines between Lots 5, 6 and 7 shall be straightened to remove the bend;

iv. the westerly limit of the future Summer Valley Drive right-of-way width shall be extended across Block 81, such that the configuration provides a logical extension to the existing right-of-way to the south.

(b) The following conditions of draft approval:

i. Prior to the issuance of a building permit, for Lots 54, 55, 56, and Block 81, the applicant shall provide evidence, to the satisfaction of the Town of Caledon, that Blocks 198 and 199 on Registered Plan 43M-1276 have been acquired, and can be developed with the adjoining lands to the north and/or south in accordance with the zoning by-law. In the event that Block 199 is to be developed in conjunction with the lands to the north, the side lot lines of Lots 54, 55, and 56 shall be extended in a straight line, and shall not include a bend. In the event that Block 198 is to be developed in conjunction with the lands to the north, the applicant shall place this block and Block 81 in a condition satisfactory to the Town and erect signs prohibiting trespassing and dumping, also to the satisfaction of the Town, within one year of the issuance of any building permit for any dwelling on the plan.

ii. Prior to the issuance of Building Permits for Block 80, the applicant shall demonstrate, to the satisfaction of the City, that an appropriate road access can be provided for the abutting lands to the west. In this regard, the applicant shall place this block in a condition satisfactory to the City of Brampton and erect a sign prohibiting trespassing and dumping, also to the satisfaction of the City, within one year of the issuance of any building permit for any dwelling on the plan

iii. Prior to the issuance of Building Permits for any lots, the applicant shall make arrangements, satisfactory to the City of Brampton, for the conveyance of Block 84 (Conservation Lands) to the City, and for the payment of 50 per cent of the cash-in-lieu of parkland dedication to the City.

iv. The proposed street names shall be named to the satisfaction of the City of Brampton, the Town of Caledon, and the Region of Peel. In this regard, the proposed street names shall be submitted as soon as possible after draft approval has been received so that finalisation of the draft plan is not delayed.

v. The following warning clauses shall be included in a registered portion of the subdivision agreement and, in bold type, in all offers of purchase and sales for all Blocks within the plan.

1. a statement indicating that Lots 7 to 33, inclusive, will back or side onto the future Highway Number 410, and despite the inclusion of noise control features, noise levels may interfere with activities of the dwelling occupants.

2. a statement which advises the prospective purchasers of Lots 1 to 7, and Block 80, that the abutting lands to the west may continue to operate as an open commercial market or may be developed for residential purposes in the future.

3. a statement which advises the prospective purchasers of Lot 1, that Block 80 may be constructed as a future road connection to the lands to the west, or may be developed as a residential lot, in which case the owner agrees to accept the corner rounding and maintain said lands as part of their land holding.

4. a statement which advises the prospective purchasers of Lots 33 to 55, of any restrictive setbacks to pools and/or accessory structures that are imposed by the area conservation authority.

5. a statement which advises the prospective purchasers of Lot 54, 55, and 56 that portions of these lots are located within both the Town of Caledon and the City of Brampton, and that a proportionate share of the taxes will need to be paid to the respective municipalities. This warning shall only be included if Block 199 on Plan 43M-1276, is to be developed in conjunction with Lot 54 to 56 on the subject plan.

6. statement which advises the prospective purchasers of Lot 7 to 18, that there may be some surplus lands to the north, which are not required for the construction and operation of Provincial Highway Number 410, and as such the owners of these lots agree to accept any residual lands as part of their land holding.

7. a statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.

8. the following clauses to the satisfaction of The Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:

   Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.

   That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

9. the following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:

Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area,

according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of the Peel District School Board to determine the exact schools.

10. The amending zoning by-law document shall zone the lands in accordance with that which has been requested on the Draft Plan of Subdivision, prepared by Team Three and dated November 1999 (and revised October 2001), and shall include a requirement for a 10 metre building setback for all dwellings and structures on lots that abut the valley, and shall include a 14.0 metre building setback for lots that abut the future Highway 410 right-of-way.

3. That staff be authorized to issue notice of the amendments to the conditions of draft plan approval for subdivision application 21T-90 017B (registered as 43M-1276) within the City of Brampton, to facilitate the development of Blocks 198 and 199, on 43M-1276, in the event that these lands are to be developed in conjunction with the abutting lands to the north on subdivision plan 21T-99002C.

CARRIED

G. POLICY PLANNING REPORTS

* G 1. Report from D. Waters, Manager, Land Use Policy, Planning and Building and P. Aldunate, Policy Planner, Planning and Building, dated March 9, 2002, re: **INFORMATION REPORT – CITY OF BRAMPTON'S SUBMISSION TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN FARMING** (G75-ST)

PB062-2002

1. That the report from D. Waters, Manager, Land Use Policy, Planning, Design and Development and P. Aldunate, Policy Planner, Planning, Design and Development, dated March 9, 2002, to the Planning and Building Committee of March 18, 2002, re: **INFORMATION REPORT – CITY OF BRAMPTON'S SUBMISSION TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN FARMING** (G75-ST) be received;

2. That the Government of Canada be advised that this report represents the City of Brampton's formal submission to he initial round of public consultation on the Prime Minister's Caucus Task Force on Future Opportunities in Farming; and,

3. That the City Clerk forward a copy this Council resolution and staff report to the Town of Caledon, Region of Peel, and Government of Canada for their consideration.

CARRIED

* G 2. Report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building and P. Aldunate, Policy Planner, Planning and Building, dated March 9, 2002, re: **RECOMMENDATION REPORT – OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1)

PB063-2002 1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development and P. Aldunate, Policy Planner, Planning, Design and Development, dated March 9, 2002, to the Planning and Building Committee of March 18, 2002, re: **RECOMMENDATION REPORT – OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1) be received; and,

2. That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

* G 3. Report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building and P. Aldunate, Policy Planner, Planning and Building, dated March 9, 2002, re: **RECOMMENDATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25 OV)

PB064-2002 1. That the report from, B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development and P. Aldunate, Policy Planner, Planning, Design and Development, dated March 9, 2002, to the Planning and Building Committee of March 18, 2002, re: **RECOMMENDATION REPORT – KENNEDY ROAD SOUTH HOUSEKEEPING AMENDMENT TO THE BRAMPTON OFFICIAL PLAN** (File P25 OV) be received; and,

2. That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

H. BUILDING REPORTS - nil

I. URBAN DESIGN AND ZONING REPORTS - nil

J. HERITAGE BOARD MINUTES – nil

K. CORRESPONDENCE

* K 1. Correspondence from Mr. Roger T. Beaman on behalf of Estate of J.E. Cotrelle re: **RECOMMENDATION REPORT - OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (See Report G2)

PB065-2002 1. That the correspondence from Mr. Roger T. Beaman on behalf of Estate of J. E. Cotrelle dated March 13, 2002, to the Planning and Building Committee of March 18, 2002, re: **RECOMMENDATION REPORT - OFFICIAL PLAN AMENDMENT TO THE REMOVE THE WILLIAMS PARKWAY EXTENSION AND ESTABLISH THE BRAM EAST CORRIDOR** (File T00W1) be received.

CARRIED

L. OTHER/NEW BUSINESS – nil

M. **QUESTION PERIOD** – nil

N. **PUBLIC QUESTION PERIOD** – nil

O. **ADJOURNMENT**

PB066-2002 That the Planning and Building Committee do now adjourn to meet again on April 8, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

APRIL 8, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Vice Chair)**)
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 (arrived 7:15 p.m.)
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10

Members Absent:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)** (illness)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor E. Moore – Ward 1 (vacation)
City Councillor S. Hames – Ward 11 (vacation)

Staff Present:
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development, Planning Design and Development
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
K Walsh, Director of Community Design, Park Planning and Development , Planning, Design and Development
R. Bino, Director of Engineering and Development Services, Planning, Design and Development
T. Goodeve, Development Planner, Planning, Design and Development
G. Melenka, Development Planner, Planning, Design and Development
B. Steiger, Development Planner, Planning, Design and Development
L. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order 7:10 p.m. and adjourned at 8:25 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PB067-2002**	**APPROVAL OF THE AGENDA**
B 1.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PB068-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- SOBEYS INC. – SOUTH EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD – WARD 4 –** (File C2W5.7)
D 2.	**PB069-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- ROMAN CATHOLIC EPISCOPAL CORP. – NORTH SIDE OF STEELES AVENUE WEST BETWEEN UPPER CHURCHVILLE ROAD AND CHINGUACOUSY ROAD – WARD 6 –** (File C3W1.1)
D 3.	**PB070-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM – 1396583 ONTARIO LIMITED (TEAM THREE (FREED HOMES) SOUTH SIDE OF STEELES AVENUE WEST –WEST OF HIGHWAY 10 AND EAST OF MCLAUGHLIN ROAD– WARD 3 –** (File T1W15.27)
D 4.	**PB071-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – STEELES CONFOUR INVESTMENTS LIMITED – NORTH SIDE OF STEELES AVENUE WEST BOUNDED BY CREDITVIEW ROAD ON THE EAST AND THE FUTURE FINANCIAL DRIVE EXTENSION ON THE WEST - WARD 6 –** (File C4W1.4)
D 5.	**PB072-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER OF CONSERVATION DRIVE AND HURONTARIO STREET– WARD 2 –** (File C1E16.11),
D 6.	**PB073-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- SORENSON GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-QUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) – NORTH SIDE OF CENTRE STREET NORTH – OPPOSITE THE SOUTHERLY LEG OF BLACKTHORNE LANE – WARD 1** – (File C1E9.10**)**
E 1.	**PB074-2002**	**DELEGATION - PLACE OF WORSHIP ON SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON DRIVE – PARKING STANDARDS**

E 2.	**PB075-2002**	**DELEGATION - RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4) (See Report G1)
F.		**DEFERRED/REFERRED ITEMS - NIL**
G 1.	**PB075-2002**	**RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6** – (File C3W13.4)
H.		**POLICY PLANNING REPORTS - NIL**
I 1.	**PB076-2002**	**BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2002** (File B11)
J 1.	**PB077-2002**	**DOWNTOWN AND CITYWIDE OUTDOOR FURNITURE** (File R17.ST)
K 1.	**PB078-2002**	**BRAMPTON HERITAGE BOARD MINUTES – MARCH 19, 2002**
L.		**OTHER BUSINESS - NIL**
M 1.	**PB079-2002**	**BULLETIN DATED FEBRUARY 19, 2002, FROM THE MINISTRY OF THE SOLICITOR GENERAL ADVISING OF RECENT CHANGES TO THE MUNICIPAL ACT, 2001 IN REGARDS TO FORTIFIED PREMISES**
M 2.	**PB080-2002**	**REQUEST FOR SUPPORT FOR AN ONTARIO DIVISION COURT APPEAL THAT IS OF PROVINCIAL SIGNIFICANCE AND IS ASKING OTHER MUNICIPALITIES FOR A SMALL FINANCIAL CONTRIBUTION**
N.		**QUESTION PERIOD**
O.		**PUBLIC QUESTION PERIOD- NIL**
P.	**PB081-2002**	**ADJOURNMENT**

CITY COUNCILLOR G. GIBSON, VICE-CHAIR

A. APPROVAL OF THE AGENDA

PB067-2002 That the agenda for the Planning and Building Committee Meeting dated April 8, 2002, be amended to add:

D 6. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and D. Herron, Development Planner, Planning, Design and Development, dated April 5, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- SORENSON GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-QUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) – NORTH SIDE OF CENTRE STREET NORTH – OPPOSITE THE SOUTHERLY LEG OF BLACKTHORNE LANE – WARD 1 –** (File C1E9.10)

E2. Delegation: Ms. Jennifer Bozzo, Gagnon Law Bozzo Urban Planners Ltd., re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4) (See Report G1)

CARRIED

B. CONFLICTS OF INTEREST

1. City Councillor B. Cowie declared a conflict of interest with respect to Item M2 - Correspondence from the Municipality of Grey Highlands, dated March 12, 2002, re: Request for support for an Ontario Division Court Appeal that is of Provincial significance, as he owns property in that municipality.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(I1, M1, M2)

D. PUBLIC MEETING REPORTS

D 1. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated March 26, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- SOBEYS INC. – SOUTH EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD – WARD 4 –** (File C2W5.7)

No members of the public appeared before Committee on this matter.

PB068-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated March 26, 2002, to the Planning and Building Committee of April 8, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- SOBEYS INC. – SOUTH EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD – WARD 4 –** (File C2W5.7), be received; and,

2. That staff be directed to report back to the April 22, 2002 Planning and Building Committee with the results of the Public Meeting and submit the Official Plan Amendment to the April 29, 2002 meeting of Council.

CARRIED

D 2. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 8, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- ROMAN CATHOLIC EPISCOPAL CORP. – NORTH SIDE OF STEELES AVENUE WEST BETWEEN UPPER CHURCHVILLE ROAD AND CHINGUACOUSY ROAD – WARD 6 –** (File C3W1.1)

No members of the public appeared before Committee on this matter.

PB069-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 8, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- ROMAN CATHOLIC EPISCOPAL CORP. – NORTH SIDE OF STEELES AVENUE WEST BETWEEN UPPER CHURCHVILLE ROAD AND CHINGUACOUSY ROAD – WARD 6 –** (File C3W1.1) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 26, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM – 1396583 ONTARIO LIMITED (TEAM THREE (FREED HOMES) SOUTH SIDE OF STEELES AVENUE WEST –WEST OF HIGHWAY 10 AND EAST OF MCLAUGHLIN ROAD– WARD 3 –** (File T1W15.27)

Three members of the public appeared before Committee on this matter and requested a presentation of the proposed application.

Mr. Gerry Melenka, Development Planner, Planning, Design and Development, gave a presentation of the proposal on behalf of Mr. Neal Grady, Development Planner, Planning, Design and Development.

Mr. Jerry Knezovic of 4 Mast Drive, Brampton, appeared before Committee and indicated that he does not support the proposed application for the following reasons;

- His property will be devalued
- Previously informed that area was zoned for single family homes

Ms. K. Thomson of 36 Bunting Drive, Brampton, appeared before Committee and indicated that she does not support the proposed application for the following reasons:

- Increased traffic on Charolais Boulevard
- Would like an environment assessment done

Ms. Gogi Bhandal of 44 Tina Court, Brampton, owner of property at 393 Ray Lawson Boulevard, appeared before Committee and presented a petition from neighbours indicating that they do not support the proposed application.

PB070-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 26, 2002, to the Planning and Building Committee of April 8, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM – 1396583 ONTARIO LIMITED (TEAM THREE (FREED HOMES) SOUTH SIDE OF STEELES AVENUE WEST –WEST OF HIGHWAY 10 AND EAST OF MCLAUGHLIN ROAD– WARD 3 –** (File T1W15.27), be received; and,

2. That the petition from Ms. Gogi Bhandal, 44 Tina Court, Brampton presented to Planning and Building Committee Meeting of April 8, 2002, be received; and

3. That staff be directed to report back to Planning and building Committee with a staff Planning Recommendation Report regarding the current application and the associates application to amend the Official Plan and Zoning By-law.

CARRIED

D 4. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 26, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – STEELES CONFOUR INVESTMENTS LIMITED – NORTH SIDE OF STEELES AVENUE WEST BOUNDED BY CREDITVIEW ROAD ON THE EAST AND THE FUTURE FINANCIAL DRIVE EXTENSION ON THE WEST - WARD 6 –** (File C4W1.4)

No members of the public appeared before Committee on this matter.

PB071-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 26, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – STEELES CONFOUR INVESTMENTS LIMITED – NORTH SIDE OF STEELES AVENUE WEST BOUNDED BY CREDITVIEW ROAD ON THE EAST AND THE FUTURE FINANCIAL DRIVE EXTENSION ON THE WEST - WARD 6 –** (File C4W1.4) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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D 5. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 25, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER OF CONSERVATION DRIVE AND HURONTARIO STREET– WARD 2 –** (File C1E16.11)

Three members of the public appeared before Committee on this matter and requested a presentation of the proposed application.

Mr. Bernie Steiger, Development Planner, Planning, Design and Development, gave a presentation of the proposal on behalf of Mr. Neal Grady, Development Planner, Planning, Design and Development.

Mr. Kevin French of 6 Burwash Court, Brampton, on behalf of Ms. Margaret French appeared before Committee and indicated that he opposed the proposed application for the following reasons:

- Submitted a formal objection on a previous application for that site
- Would like a copy of an environmental assessment report
- Developer should modify plans

Ms. Angela Battiston of 24 Ridelle Court, Brampton appeared before Committee and indicated her objection to the proposed application for the following reasons:

- Proposal will disrupt and change neighbourhood
- Increased traffic

Mr. Larry Webster of 8 Burwash Court, Brampton, appeared before Committee and indicated that he opposed the proposed application for the following reasons:

- Approval of this application would set precedent for similar applications at that intersection
- Increased traffic

PB072-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated March 25, 2002, to the Planning and Building Committee of April 8, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER OF CONSERVATION DRIVE AND HURONTARIO STREET– WARD 2 –** (File C1E16.11) be received; and,

2. That staff be directed to report back to the April 22, 2002 Planning and Building Committee with the results of the Public Meeting and submit the Official Plan Amendment to the April 29, 2002 meeting of Council.

CARRIED

D 6. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and D. Herron, Development Planner, Planning, Design and Development, dated April 5, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- SORENSON GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-QUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) – NORTH SIDE OF CENTRE STREET NORTH – OPPOSITE THE SOUTHERLY LEG OF BLACKTHORNE LANE – WARD 1 –** (File C1E9.10)

Three members of the public appeared before Committee for this matter and requested a presentation of the proposed application.

Mr. Doug Herron, Development Planner, Planning, Design and Development, gave a presentation of the proposal.

Mr. Terry Spurvey of 20 Dawson Crescent, Brampton appeared before Committee and indicated that he does not object to the proposed application but expressed the following concerns:

- Increased traffic in the area
- Garbage clean-up
- Lighting from the school grounds reflecting on homes

Ms. Carol Culnan of 22 Dawson Crescent, Brampton, appeared before Committee and indicated that she opposed the proposed application for the following reasons:

- Increased traffic in the area
- Understood that nothing would be constructed on the site

Ms. Mignon Young of 378 Centre Street North, Brampton, appeared before Committee and indicated that she does not object to the proposed application but expressed the following concerns:

- Noise coming from the school
- Increased traffic
- The location of the driveway of the school

PB073-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and D. Herron, Development Planner, Planning, Design and Development, dated April 5, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- SORENSON GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-QUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) – NORTH SIDE OF CENTRE STREET NORTH – OPPOSITE THE SOUTHERLY LEG OF BLACKTHORNE LANE – WARD 1 –** (File C1E9.10) be received; and

2. That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Ms. Marisa Parisi of 45 Loons Call Crescent, Brampton appearing on behalf of the community, re: **PLACE OF WORSHIP ON SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON DRIVE – PARKING STANDARDS**

Ms. Marisa Parisi of 45 Loons Call Crescent, Brampton appeared before Committee on behalf of the community of the Dixie Road and Peter Robertson Drive area regarding the construction of a proposed place of worship at the south west corner of Dixie Road and Peter Robertson Drive. She presented a handout to Committee listing the following concerns which she verbally outlined:

- The number of parking spaces required
- Excessive occupancy use
- Parking on the street during festive occasions
- Access to parking lot
- Safety, health and maintenance
- Garbage and waste disposal
- Noise during ceremonies

Discussion took place and Committee made the following recommendations:

PB074-2002

1. That the delegation of Ms. Marisa Parisi of 45 Loons Call Crescent, Brampton appearing on behalf of community, re: **PLACE OF WORSHIP ON SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON DRIVE – PARKING STANDARDS**, to the Planning and Building Committee Meeting of April 8, 2002, be received; and,

2. That the hand-out from Ms. Parisi listing the concerns of the community of the Dixie Road and Peter Robertson Drive area, re: "**WORSHIP FACILITY" AT THE SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON DRIVE,** to the Planning and Building Committee Meeting of April 8, 2002, be received; and,

3. That staff review the parking standards of places of worship where accessory uses are provided at the same time as religious services, and bring back a report to Planning and Building Committee.

CARRIED

E2. Delegation: Ms. Jennifer Bozzo, Gagnon Law Bozzo Urban Planners Ltd., re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4) (See Report G1)

Ms. Jennifer Bozzo, Gagnon Law Bozzo Urban Planners Ltd., appeared before Committee on behalf of the applicants who are the registered owners of the subject properties. She indicated that she is satisfied with the staff report but would like to work with staff to revise the wording on some issues to which staff agreed.

Item G1 was brought forward and dealt with at this time.

PB075-2002

1. That the delegation of Ms. Jennifer Bozzo, Gagnon Law Bozzo Urban Planners Ltd., to the Planning and Building Committee Meeting of April 8, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4), be received; and,

2. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated March 18, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4) be received; and ,

3. That the application be approved and staff be directed to prepare the appropriate amendment documents for consideration by City Council, subject to the following conditions:

   i. Prior to enactment of the amending zoning by-law, the southerly portion of the subject lands subject to the TransCanada Pipeline corridor right-of-way shall be conveyed gratuitously to the City, in a condition satisfactory to the City. In this regard, these lands shall not be credited as parkland for the purpose of determining the parkland requirements for the subject site.

   ii. Prior to enactment of the amending zoning by-law, the applicant shall convey to the City a road widening along the Chinguacousy Road frontage where it abuts the subject site. In this regard, the widening shall have a width which when combined with the existing right-of-way of Chinguacousy Road, shall equal 18.0 metres from the centre-line of the original road allowance.

   iii. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement with the City which shall contain the following provisions:

      (a) Prior to the issuance of a building permit(s) for the proposed development, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, a storm water management plan, and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process. With respect to the required grading and drainage plan and storm water management report, copies shall also be submitted to the Credit Valley Conservation for their review and comments. TransCanada Pipelines shall likewise be circulated all relevant plans and reports through the site plan review process, for their review and comments.

      (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.

(c) The applicant shall provide 2 percent cash in lieu of parkland dedication for the proposed development, in accordance with the Planning Act and City policy.

(d) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same, to be undertaken at the applicant's sole expense.

(e) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.

(f) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

(g) The location and design of the waste collection area shall be subject to detailed design standards/requirements of the Region of Peel's Waste Collection Manual.

(h) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week.

(i) The applicant shall provide fencing in locations and designed to the satisfaction of the Commissioner of Planning, Design and Development.

(j) The applicant shall agree that regardless of whether or not the subject properties are developed independently or in unison, external access for commercial development shall be restricted to one full-moves access from Chinguacousy Road, the details and location of which shall to be to the satisfaction of the Commissioner of Planning, Design and Development. Such details involved in providing an appropriate access arrangement shall include the applicant carrying out any and all construction works necessary to safely accommodate such an access and payment of all costs and/or securities associated with such work.

(k) Prior to the issuance of site plan approval, a satisfactory functional design report for the single full moves access shall be submitted to the Commissioner of Planning, Design and Development for review and approval. In addition to the information contained in the report entitled "Traffic Overview", dated March 26, 2001, prepared by Marshall Macklin Monaghan, this report shall contain the following information:

- confirmation/update of AM and PM peak hour background traffic volumes on Chinguacousy Road to 2021;
- capacity analysis worksheets for the driveway intersection at Chinguacousy Road;
- queuing analysis; and,
- plan and profile drawings indicating the driveway spacing, geometric requirements and road works needed to accommodate a north-bound left-turn lane on Chinguacousy Road at the proposed driveway for interim and ultimate conditions.

(l) The applicants shall provide appropriate easements, each in favour of the other, to facilitate access to Chinguacousy Road, to the satisfaction of the Commissioner of Planning, Design and Development.

(m) The applicant shall convey to the City 0.3 metre reserves along Chinguacousy Road, as widened, where it abuts the subject lands, except at any approved access location.

(n) In the event that the site is developed for multi-unit commercial uses (three or more business entities), the applicant, in consultation with and to the satisfaction of Canada Post Corporation, shall install and maintain a central mail facility for the provision of mail service to each business.

(o) The applicant shall provide detailed landscape plans for the portion of the site subject to the TransCanada Pipeline right-of-way and landscape the same to the satisfaction of the City, solely at their expense. Landscaping of TransCanada's right-of-way must be approved in writing by TransCanada and done in accordance with TransCanada's Planting Guidelines.

(p) Any redevelopment of the site for commercial purposes shall require full municipal service connections to be made. In this regard, there is a 300mm diameter watermain on Chinguacousy Road and a 250mm diameter sanitary sewer on Corvette Court. External easements and construction which may be required shall be at the applicant's expense. In addition, any new development or conversion of the existing dwellings for commercial purposes shall require the existing septic systems and wells to be decommissioned, at the applicant's expense, to the satisfaction of the City and the Region of Peel.

(q) The following requirements of TransCanada Pipelines:

1) All crossings of TransCanada's right-of-way by roads, access ramps, trails or pathways, and above or below ground services and utilities must have TransCanada's prior authorization. The crossing applicant will be required to sign a crossing agreement which will be binding upon all subsequent owners of the crossing. Furthermore, in accordance with the National Energy Board Act, an applicant is required to obtain crossing approval from the Land Department in Calgary before final registration of the subdivision and before the start of any work. The owner agrees to meet all clearances and design requirements outlined in the crossing agreement and the NEB Pipeline Crossing Regulations.

2) Any grading that will affect drainage on TransCanada's right-of-way, regardless of whether or not the grading is conducted on the right-of-way, must receive TransCanada's prior written approval. Grading activities on the right-of-way will only be permitted when a TransCanada representative is present to inspect and supervise them.

3) Prior to any blasting being undertaken at the site, a report on the methods and charges to be used must be prepared, at the owner's expense, by a qualified blasting engineer and submitted for TransCanada's written approval.

4) Section 112 of the National Energy Board Act requires that anyone excavating with power-operated equipment or explosives within 30 metres of the pipeline must obtain leave from the National Energy Board (NEB) before starting any work. To satisfy this NEB requirement, you may send your request for leave directly to TransCanada PipeLines with supporting information explaining how the work will be carried out. Once you obtain written approval for your excavation request, you must notify TCPL at 1-800-827-5094 five business days before the start of any excavation using power-operated equipment and seven business days before the use of explosives within 30 metres of the pipeline right-of-way limits.

5) The owner shall not store any fill or building materials on the pipeline right-of-way unless written approval is obtained from TransCanada PipeLines.

6) During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TransCanada's specifications concerning type, height and location. Please note that Section 112 of the Act states that "...no person shall operate a vehicle or mobile equipment across a pipeline unless leave is first obtained from the company...".

7) TransCanada's Regional Office must be given five business days advance notice at 1-800-827-5094 before the commencement of any construction activities on the site.

8) TransCanada will install markers to identify the location of its facilities and right-of-way. TransCanada’s Regional Office may approve alternate signage for the demarcation of the pipeline right-of-way.

9) The owner shall ensure that all contractor(s) and sub-contractors are fully aware of and observe the foregoing conditions.

10) The developer or owner must invite TransCanada PipeLines to a pre-job meeting prior to any construction at this site. At this meeting, TransCanada must be given the opportunity to make a presentation to all job supervisors responsible for construction on this project. This presentation will be a maximum of 30 minutes in length.

11) TransCanada's prior approval for all Site Plans for all permanent structures to be erected on any lots encumbered by or adjacent to TransCanada's right-of-way must be obtained.

(r) The applicant shall provide, to the satisfaction of the telecommunications provider, any required conduit(s) for the provision of telecommunication service to the site. In this regard, the telecommunications provider requires one or more conduits of sufficient size from each unit to the electrical room and one or more conduits of sufficient size from the electrical room to the street line.

(s) In the event that the existing dwelling(s) are demolished for the purposes of erecting a new building, the external design and appearance of the new building shall reflect the residential character of the surrounding area, including having a residential character roofline style, to the satisfaction of the Commissioner of Planning, Design and Development.

4. The Official Plan Amendment shall amend the Fletcher's Meadow Secondary Plan to allow the subject lands to be used for a limited range of low intensity, low traffic generation service commercial type uses. In this regard, the site shall be identified as a special policy area under the "Convenience Retail" designation policies contained in the secondary plan.

5. The site specific zoning by-law shall contain the following:

a) the site shall be zoned with a site specific "SC" zone designation and shall only be used for the following purposes:

1) an office;
2) an animal hospital;
3) a commercial school;
4) a community club;
5) day nursery;
6) a funeral parlour; and,
7) purposes accessory to the other permitted purposes.

b) the lands shall be subject to the following requirements and restrictions:

1) Minimum Front Yard Depth: 15.0 metres;
2) no building or structure, including underground excavations, shall be located closer than 10.0 metres to the TransCanada Pipeline right-of-way;
3) Minimum Lot Width: 33.0 metres;
4) Maximum Building Height: 2 storeys;
5) a 3.0 metre wide landscaped open space area shall be provided along the front lot line except at approved access locations;
6) Maximum Gross Floor Area: the maximum gross leasable floor area shall not exceed a Floor Space Index (FSI) of 0.14; and,
7) shall also be subject to the requirements and restrictions of the "Service Commercial (SC)" zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.

CARRIED

F. DEFERRED/REFERRED ITEMS -nil

G. DEVELOPMENT TEAM REPORTS

G 1. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated March 18, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WILLIAMSON & CLARKE (GAGNON LAW BOZZO URBAN PLANNERS LTD.) – 10414 & 10424 CHINGUACOUSY ROAD – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST- WARD 6 –** (File C3W13.4) (See Delegation E2)

DEALT WITH UNDER REPORT E2, RECOMMENDATION PB075-2002

H. POLICY PLANNING REPORTS- nil

I. BUILDING REPORTS

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated March 25, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2002** (File B11)

PB076-2002 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated March 25, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF FEBRUARY 2002** (File B11) be received.

CARRIED

J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

J 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Bodrug, Landscape Architect, Planning, Design and Development, dated March 27, 2002, re: **DOWNTOWN AND CITYWIDE OUTDOOR FURNITURE** (File R17.ST).

Committee held a discussion on this matter regarding the colour of the furniture as proposed in the report.

PB077-2002 1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Bodrug, Landscape Architect, Planning, Design and Development, dated March 27, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **DOWNTOWN AND CITYWIDE OUTDOOR FURNITURE** (File R17.ST), be received; and,

2. That the Downtown Outdoor Furniture Guidelines and the Citywide Outdoor Furniture Guidelines which details the selection of street and park furniture including benches, litter receptacles, planters, bollards unit paving and banners be adopted;

3. That the primary colour for Downtown Outdoor Furniture will be Benjamin Moore Philipsburg Blue (HC 159);

4. That the primary colour for Citywide Outdoor Furniture will be Pantone 294 Blue;

5. That staff meet with the Brampton Downtown Business Association and the Downtown Interim Advisory Committee to develop a plan for the replacement of existing furniture.

CARRIED

K. HERITAGE BOARD MINUTES

K 1. BRAMPTON HERITAGE BOARD – MARCH 19, 2002

PB078-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF MARCH 19, 2002**, to the Planning and Building Committee Meeting of April 8, 2002, Recommendations HB039-2002 to HB050-2002, be approved as amended to refer Recommendations HB044 –2002 (demolition permit for 10852 The Gore Road) and HB045-2002 (demolition permit for 1047 Highway West), be referred to staff for a report to the Planning and Building Committee Meeting of May 6, 2002.

CARRIED

The recommendations were approved as follows:

HB039-2002 That the agenda for the Brampton Heritage Board Meeting of March 19, 2002 be approved, as amended, to add:

F 3. Discussion re: **BRAMPTON HERITAGE BOARD DIRECTION TO STAFF ON JANUARY 29, 2002 TO REVIEW VALES OF CASTLEMORE PLAN AND DETERMINE STEPS TO BE TAKEN TO PROTECT ANY HISTORIC LANDMARKS THEREIN (MILLS, PARKS)** (File G33);

F 4. Discussion re: **BRAMPTON HERITAGE BOARD DIRECTION TO STAFF ON JANUARY 29, 2002 TO UNDERTAKE RESEARCH ON ARNOTT FAMILY NAME FOR POSSIBLE STREET NAMING PURPOSES** (File G33);

J 2. Correspondence from Mr. L.J. Mikulich, City Clerk, Legal Services, dated March 19, 2002, **COUNCIL RESOLUTION C113-2002 – REQUEST FOR BRAMPTON HERITAGE BOARD AND BRAMPTON HISTORICAL SOCIETY PARTICIPATION IN THE SESQUICENTENNIAL CELEBRATIONS – BRAMPTON 2003**;

J 3. Correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated March 18, 2002, to Ms. Marta Marychuk, Senior Communications Associate, Business Development and Public Relations, and Mr. Michael Halls, Special Projects Manager, Office of the Mayor, re: **BROCHURE ON HERITAGE INVENTORY AND DOWNTOWN HERITAGE DISTRICT STUDIES** (File G33); and,

K 2. Discussion re: **BRAMPTON HISTORICAL SOCIETY'S SESQUICENTENNIAL PROJECT** (File G33).

HB040-2002 That the Minutes of the Brampton Heritage Board Meeting of February 19, 2002, to the Brampton Heritage Board Meeting of March 19, 2002, be received.

HB041-2002 That the correspondence (e-mail) from Ms. Lori Theoret, Marketing and Communications, Ontario Heritage Foundation, dated March 5, 2002, to the Brampton Heritage Board Meeting of March 19, 2002, re: **ONTARIO HERITAGE FOUNDATION – YOUNG HERITAGE LEADERS PROGRAM 2001 – CITY OF BRAMPTON NOMINATION – KENBROOKE DISTRICT GIRL GUIDES** (File G33) be received.

HB042-2002 That the correspondence from Mr. L.J. Mikulich, City Clerk, Legal Services, dated March 19, 2002, to the Brampton Heritage Board Meeting of March 19, 2002, re: **COUNCIL RESOLUTION C113-2002 – REQUEST FOR BRAMPTON HERITAGE BOARD AND BRAMPTON HISTORICAL SOCIETY PARTICIPATION IN THE SESQUICENTENNIAL CELEBRATIONS – BRAMPTON 2003** be received; and,

That the invitation from City Council to have a member of the Brampton Heritage Board attend meetings of the Education/Historical Interpretation Working Group of the Sesquicentennial Committee be **deferred** to the Brampton Heritage Board Meeting of April 23, 2002.

HB043-2002 Whereas the Brampton Heritage Board is interested in encouraging the preservation of all built heritage throughout rural Brampton; and,

Whereas the Brampton Heritage Board has undertaken a site visit of the home located at 1167 Wanless Drive; and,

Whereas this particular structure has been altered significantly from its original built condition;

Therefore Be It Resolved that it is the position of the Brampton Heritage Board at its meeting of March 19, 2002 that this structure as it exists today is not worthy of preservation.

HB044-2002 That the following recommendation be referred back to staff for a report to the Planning and Building Committee of May 6, 2002:

> "Whereas the Brampton Heritage Board is interested in encouraging the preservation of built heritage throughout rural Brampton; and,
>
> Whereas the Brampton Heritage Board has undertaken a site visit of the Philip Egan Home, located at 10852 The Gore Road, and considers the home to be worthy of preservation;
>
> Therefore Be It Resolved that it is the position of the Brampton Heritage Board at its meeting of March 19, 2002 that a demolition permit not be issued for this house, and further that the house be retained and incorporated into the proposed plan of subdivision."

HB045-2002 That the following recommendation be referred back to staff for a report to the Planning and Building Committee of May 6, 2002:

> "That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated March 13, 2002, to the Brampton Heritage Board Meeting of March 19, 2002, re: **REPORT ON THE STRUCTURAL INTEGRITY OF THE LUNDY HOUSE – 1047 HIGHWAY 7 WEST** (File G33) be received; and,
>
> Whereas the Brampton Heritage Board is interested in encouraging the preservation of built heritage throughout rural Brampton; and,
>
> Whereas the Brampton Heritage Board has undertaken a site visit of the Lundy House, located at 1047 Highway 7 West, and considers the house to be worthy of preservation;

Therefore Be It Resolved that it is the position of the Brampton Heritage Board at its meeting of March 19, 2002 that a demolition permit not be issued fro this house, and further that the house be incorporated into the proposed commercial use for the development."

HB046-2002 That the correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated March 18, 2002, to Ms. Marta Marychuk, Senior Communications Associate, Business Development and Public Relations, and Mr. Michael Halls, Special Projects Manager, Office of the Mayor, to the Brampton Heritage Board Meeting of March 19, 2002, re: **BROCHURE ON HERITAGE INVENTORY AND DOWNTOWN HERITAGE DISTRICT STUDIES** (File G33), be received.

HB047-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF MARCH 11, 2002** (File G33), to the Brampton Heritage Board Meeting of March 19, 2002, be received.

HB048-2002 That the correspondence from J.A. Marshall, Commissioner of Planning, Design and Development, to Mr. Keith Ward, Commissioner of Housing and Property, Region of Peel, dated February 26, 2002, to the Brampton Heritage Board Meeting of March 19, 2002, re: **DOCUMENTATION OF THE CHURCHVILLE SCHOOLHOUSE** (File G33) be received.

HB049-2002 That the information re: **ARCHITECTURAL CONSERVANCY OF ONTARIO CONFERENCE – "COMMUNITY STEWARDSHIP – AN ENGINE FOR RENEWAL" – PERTH, ONTARIO – APRIL 27, 27, 28, 2002** (File G33), to the Brampton Heritage Board Meeting of March 19, 2002, be received.

HB050-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 23, 2002, at 7:00 p.m., or at the call of the Chair.

L. OTHER/NEW BUSINESS - nil

M. CORRESPONDENCE

* M 1. Correspondence from Peel Regional Police dated March 11, 2002, re: **BULLETIN DATED FEBRUARY 19, 2002, FROM THE MINISTRY OF THE SOLICITOR GENERAL ADVISING OF RECENT CHANGES TO THE MUNICIPAL ACT, 2001 IN REGARDS TO FORTIFIED PREMISES.**

PB079-2002 That the correspondence from Peel Regional Police dated March 11, 2002, to the Planning and Building Committee Meeting of April 8, 2002, re: **BULLETIN DATED FEBRUARY 19, 2002, FROM THE MINISTRY OF THE SOLICITOR GENERAL ADVISING OF RECENT CHANGES TO THE MUNICIPAL ACT, 2001 IN REGARDS TO FORTIFIED PREMISES,** be referred to staff of the Planning, Design and Development Department to prepare a report to Planning and Building Committee.

CARRIED

* M 2. Correspondence from the Municipality of Grey Highlands dated March 12, 2002, re**: REQUEST FOR SUPPORT FOR AN ONTARIO DIVISION COURT APPEAL THAT IS OF PROVINCIAL SIGNIFICANCE AND IS ASKING OTHER MUNICIPALITIES FOR A SMALL FINANCIAL CONTRIBUTION**.

Note: City Councillor B. Cowie declared a conflict of interest with respect to Item M2 - Correspondence from the Municipality of Grey Highlands, dated March 12, 2002, re: Request for support for an Ontario Division Court Appeal that is of Provincial significance, as he owns property in that municipality.

PB080-2002 That the correspondence from the Municipality of Grey Highlands dated March 12, 2002, to the Planning and Building Committee of April 8, 2002, re**: REQUEST FOR SUPPORT FOR AN ONTARIO DIVISION COURT APPEAL THAT IS OF PROVINCIAL SIGNIFICANCE AND IS ASKING OTHER MUNICIPALITIES FOR A SMALL FINANCIAL CONTRIBUTION,** be received.

CARRIED

N. QUESTION PERIOD

N 1. City Councillor Linda Jeffrey and City Councillor Dick Metzak inquired about the preliminary meeting between staff of the Planning, Design and Development Department and the developers regarding Highway 410. Staff responded to their questions.

N 2. City Councillor Linda Jeffrey inquired about the continuation of Wexford Road West at Highway 10. Staff responded that the file will be reviewed.

O. PUBLIC QUESTION PERIOD -nil

P. ADJOURNMENT

PB081-2002 That the Planning and Building Committee do now adjourn to meet again on Monday, April 22, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 8:25 p.m., April 8, 2002.

City of Brampton

MINUTES

Planning & Building Committee

Committee of the Council of the Corporation of the City of Brampton

APRIL 22, 2002

1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4 (left at 2:03 p.m.)
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards – Ward 8
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor D. Metzak – Ward 9 (Other Municipal Business)
City Councillor J. Sprovieri – Ward 10 (Other Municipal Business)

Staff Present:
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development, Planning, Design and Development
J. Atwood-Petkovski, Director of Litigation and Corporation Counsel, Legal Services
K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development
D. Waters, Manager, Land Use Policy, Planning, Design and Development
P. Snape, Manager, Development Services, Planning, Design and Development
B. Steiger, Development Planner, Planning, Design and Development
G. Melenka, Development Planner, Planning, Design and Development
M. Majeed, Policy Planner, Planning, Design and Development
D. Babulal, Development Planner, Planning, Design and Development
L. J. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order at 1:10 p.m. and adjourned at 3:28 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A. PB082-2002 APPROVAL OF AGENDA

B. CONFLICTS OF INTEREST

C. CONSENT

D1. PB083-2002 DELEGATION- OFFICIAL PLAN AMENDMENT REPORT – DRAFT CREDIT VALLEY SECONDARY PLAN (AREA 45) (File P25 S45) (See Report G5)

D2. PB084-2002 DELEGATION -STATUS REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST -WARD 5 – (File C1W6.62) (See Report F7)

D3. PB085-2002 DELEGATION - STATUS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW (P25OV) (See Report G1)

D4. PB083 DEALT WITH UNDER DELEGATION D1

D5. PB086-2002 DELEGATION - APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6 (File G33LA) (See Report G3)

D6. PB087-2002 DELEGATION - RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 – (File C1E16.11) (See Report F1)

E. DEFERRED/REFERRED ITEMS (See Item M and Item N)

F1. PB087-2002 RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 – (File C1E16.11) (See Delegation D6)

F2. PB088-2002 RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (NORTHBRAM DEVELOPMENT INC.) - EAST SIDE OF AIRPORT ROAD, NORTH OF COUNTRYSIDE DRIVE – WARD 10 – (File C7E16.2)

F3. PB089-2002 RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES - NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD – WARD 6 – (File T4W13.5)

F4. PB090-2002 RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (WEST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 – (File T3W14.7)

F5.	**PB091-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (EAST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 –** (File T3W15.7)
F6.	**PB092-2002**	**RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – IMPERIAL OIL LIMITED – NORTHWEST CORNER OF HIGHWAY NO. 7 AND MCLAUGHLIN ROAD -WARD 6 –** (File C2W11.6)
F7.	**PB084-2002**	**STATUS REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST -WARD 5 –** (File C1W6.62) (See Delegation D2).
G1.	**PB085-2002**	**STATUS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (P25OV) (See Delegation D3)
G2.	**PB093-2002**	**APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA)
G3.	**PB086-2002**	**APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) (See Delegation D5)
G4.	**PB094-2002**	**STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00-GR)
G5.	**PB083-2002**	**OFFICIAL PLAN AMENDMENT REPORT – DRAFT CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P25 S45) (See Delegation D1)
H1.	**PB095-2002**	**BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2002** (File B11)
I.		**URBAN DESIGN AND ZONING REPORTS**
J.		**HERITAGE BOARD MINUTES**
K.		**CORRESPONDENCE**
L1.	**PB096-2002**	**UP-COMING OMB HEARING FOR R. PALMISANO- APPLICATION TO AMEND THE ZONING BY-LAW FOR 3-YEAR TEMPORARY USE BY-LAW TO PERMIT A GOLF DRIVING RANGE- 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD – WARD 6** (File C3W5.7) (File P1592)
L 2.	**PB097-2002**	**PROPOSED STREET NAMES: WANLESS LANDS INC. AND BRAMPTON NORTH THREE LIMITED- PART OF LOT 16, CONCESSION 1, W.H.S., - WARD 2** (File C1W16.16).
M1.	**PB098-2002**	**REFERRED REPORTS – PLANNING AND BUILDING COMMITTEE**
N.		**DEFERRED MATTERS**
O.		**QUESTION PERIOD**

P. **PUBLIC QUESTION PERIOD**

Q1. **PB099-2002** **CLOSED SESSION**

R. **PB100-2002** **ADJOURNMENT**

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CHAIR – REGIONAL COUNCILLOR P. PALLESCHI

A. APPROVAL OF AGENDA

PB082-2002 That the agenda for the Planning and Building Committee Meeting of April 22, 2002 be amended to add:

D 5. Delegation – Mr. Mark Yarrington, re: Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) See Report G3)

D 6. Delegation – Ms. Carmen Navaleza, re: Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 9, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 –** (File C1E16.11 (See Report F1)

L 2. Report from D. Babulal, Development Planner, Planning, Design and Development, dated April 11, 2002, re: **PROPOSED STREET NAMES: WANLESS LANDS INC. AND BRAMPTON NORTH THREE LIMITED- PART OF LOT 16, CONCESSION 1, W.H.S., - WARD 2** (File C1W16.16).

CARRIED

B. CONFLICTS OF INTEREST – nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F2, F4, F5, H1)

D. DELEGATIONS

D 1. Mr. Michael Gagnon, Gagnon Law Bozzo, Urban Planners Ltd, letter dated April 15, 2002, re: **CREDIT VALLEY SECONDARY PLAN ON BEHALF OF SUB-AREA 3 DEVELOPERS GROUP** (File P26-S45) (See Report G5)

Note: Page 107 of report was replaced by a revised page.
Item D4 was listed incorrectly in the Agenda and was dealt with under Item D1.

D. Waters, Manager, Land Use Policy, Planning, Design and Development made a presentation to Committee with respect to the Credit Valley Draft Secondary Plan.

Mr. Michael Gagnon, Gagnon Law Bozzo, Urban Planners Ltd, appeared before Committee on behalf of landowners within the secondary plan area and indicated support for staff recommendations.

Committee discussion took place on this matter.

Item G5 was brought forward and dealt with at this time.

PB083-2002

1. That the delegation of Mr. Michael Gagnon, Gagnon Law Bozzo, Urban Planners Ltd, on behalf of Sub-Area 3 Development Group, and the letter dated April 15, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **CREDIT VALLEY SECONDARY PLAN,** be received;

2. That the report from M. Majeed, Policy Planner, Planning, Design and Development dated April 15, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – DRAFT CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P25 S45), be received, as amended on Page 107; and,

3. That the staff report and draft official plan amendment be circulated to external agencies to solicit input and formal comment;

4. That a statutory public meeting be held on May 06, 2002 in accordance with City Council procedures in order to receive input and formal public comment on the attached draft official plan amendment;

5. That staff be directed to convene a landowner/planning agency workshop subsequent to the public meeting and prior to the finalization of the Secondary Plan to refine the draft Official Plan Amendment and resolve outstanding issues;

6. That staff be directed to continue to revise the draft Official Plan Amendment to incorporate further staff or agency comments and to make such proposed revisions available in the most appropriate format for timely consideration at the public meeting and the landowner/planning agency workshop.

7. That subject to the results of the document circulation, public meeting and landowner/planning agency workshop, staff be directed to submit the draft Official Plan Amendment for the Credit Valley Secondary Plan to City Council for adoption;

8. That draft plans of subdivision applications not be circulated until the Block Design Plan for the relevant sub-area has sufficiently advanced to include arterial and collector road layouts, land use designations, locations of stormwater management ponds and any special visual features; and

9. That the Block Design Plan and Community Design Guidelines, prepared to the satisfaction of the Commissioner of Planning, Design and Development, are required prior to draft approval of the first subdivision application in each sub-area.

CARRIED

Direction was given

- **That the Commissioner of Planning, Design and Development schedule a meeting with the Area Councillors in the area of the Credit Valley Secondary Plan to discuss the concerns of the Planning and Building Committee at its meeting of April 22, 2002, prior to the landowner/agency/City workshop.**

D 2. Delegation by Mr. David C. K. Tang, Gowling Lafleur Henderson, Toronto, and letter dated April 17, 2002, re**: APPLICATION TO AMEND THE ZONING BY-LAW- KINGDOM LIFE APOSTOLIC TEMPLE- NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST – WARD 5** (File C1W6.62) (See Report F7).

Mr. David C. K. Tang, on behalf of the applicant, provided a brief overview of the application. He advised that instead of using the site as a place of worship for two years he is now requesting that a wider range of commercial and office uses be allowed. He expressed concerns regarding the staff recommendation that another public meeting be held with respect to the additional uses.

Committee held a discussion on this matter, asked questions of the delegation and staff, and then considered the following motion:

Report F7 was brought forward and dealt with at this time.

PB084-2002

1. That the delegation of Mr. David C. K. Tang, Gowling Lafleur Henderson, Toronto, and the letter dated April 17, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re**: APPLICATION TO AMEND THE ZONING BY-LAW- KINGDOM LIFE APOSTOLIC TEMPLE- NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST – WARD 5** (File C1W6.62), be received; and,

2. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **STATUS REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST -WARD 5 –** (File C1W6.62), be received; and,

3. That a public meeting be held with respect to the request for the additional uses be permitted.

4. That staff prepare a by-law for the May 13, 2002 Council meeting for approval to allow the subject property to be used as a place of worship for an additional 2 year temporary use.

CARRIED

D 3. Presentation, re: **STATUS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P25OV) (See Report G1)

1. J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development
2. D. Waters, Manager, Land Use Policy, Planning, Design and Development

Mr. D. Waters made a presentation to Committee outlining the Official Plan Review.

Committee held a discussion on this matter, asked questions of staff and then considered the following motion.

Report G1 was brought forward and dealt with at this time.

PB085-2002

1. That the report from D. Waters, Manager, Land Use Policy, Planning, Design and Development dated April 8, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **STATUS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (P25OV) be received; and,

2. That staff be directed to give the appropriate notice for a special public meeting of City Council in order that public input can be taken into account respecting the issue of a review of the City of Brampton Official Plan and that this meeting be held on June 3, 2002 to fulfill the requirements of Section 26(1) of the Planning Act;

3. That a Public Meeting Report be prepared and submitted to Planning and Building Committee setting out the results of the public meeting and recommending an appropriate Official Plan Review strategy;

4. That staff be directed to present a work program and appropriate Terms of Reference for the specific studies that will collectively constitute the proposed Official Plan Review based on the recommended Official Plan Review;

5. That a maximum of three members of Planning and Building Committee be appointed to represent City Council on the Official Plan Review Steering Committee; and,

6. That Council's resolution and a copy of this staff report be forwarded by the City Clerk to the municipalities of Mississauga, Caledon, Halton Hills, Vaughan, Toronto and the Region of Peel for their information.

CARRIED

D 5. Delegation – Mr. Mark Yarrington, re: Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) (See Report G3)

Mr. Mark Yarrington was added as a delegation on this matter but did not address Committee.

Report G3 was brought forward and dealt with at this time.

PB086-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) be **deferred** to the Planning and Building Committee Meeting of June 3, 2002.

CARRIED

D 6. Delegation – Ms. Carmen Navaleza, 231561 Holdings Limited, Mississauga, re: Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 9, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 –** (File C1E16.11 (See Report F1)

Ms. Carmen Navaleza, appeared before Committee on behalf of the applicant in support of staff recommendation to refuse the application.

Committee held a discussion on this matter and then considered the following motion:

Report F1 was brought forward and dealt with at this time.

PB087-2002

1. That the delegation of Ms. Carmen Navaleza, 231561 Holdings Limited, Mississauga, re: report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 9, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 –** (File C1E16.11) be received; and,

2. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 9, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 –** (File C1E16.11) be received; and

3. That the application to amend the Official Plan to re-designate the subject lands from "Highway Commercial" to "Service Commercial" be refused.

CARRIED

E. DEFERRED/REFERRED ITEMS – See Item M and Item N

F. DEVELOPMENT TEAM REPORTS

F 1. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 9, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN – 231561 HOLDINGS LIMITED – NORTH EAST CORNER CONSERVATION DRIVE AND HURONTARIO STREET – WARD 2 –** (File C1E16.11) (See Delegation D6)

DEALT WITH UNDER DELEGATION D6, RECOMMENDATION PB087-2002

* F2. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated April 4, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (NORTHBRAM DEVELOPMENT INC.) - EAST SIDE OF AIRPORT ROAD, NORTH OF COUNTRYSIDE DRIVE – WARD 10 –** (File C7E16.2).

PB088-2002

1. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated April 4, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED (NORTHBRAM DEVELOPMENT INC.) - EAST SIDE OF AIRPORT ROAD, NORTH OF COUNTRYSIDE DRIVE – WARD 10 –** (File C7E16.2) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

3. That prior to draft plan approval, the applicant shall sign the applicable Landowners Cost Share Agreement.

4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. This agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

5. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.

6. That prior to draft plan approval, any outstanding final comments from external agencies shall be received by the Planning, Design and Development Department, and any necessary redline revisions to the subdivision plan, as determined by the City, shall be undertaken.

7. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; these shall include but not be limited to the following;

        a) all lots fronting on an alternative Phase 1 Principal Road, satisfactory to the Commissioner of Planning, Design and Development, shall have a minimum frontage of 15 metres (50 feet).

        b) the centre median located on Street 'A' at Airport Road shall be engineered to a length of 30 metres.

    2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

    3. Street 'K', as identified upon the draft plan dated January 30 2002, will be constructed and connected to Street 'H', as identified on the Kindwin draft plan of subdivision (City file C7E17.7) dated June 15 2001, within the first phase of development, to the satisfaction of the City. Conversely, if Street 'K' is not constructed during the first phase of development, an alternative Phase 1 Principal Roadway shall be identified to the satisfaction of the Commissioner of Planning, Design and Development.

    4. the applicant shall demonstrate to the satisfaction of the City that two access points to arterial roadways will be provided.

CARRIED

F3. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and P. Snape, Manager, Planning and Land Development Services, Planning, Design and Development, dated April 2, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES - NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD – WARD 6 –** (File T4W13.5).

Note: Staff noted the following amendments to the staff report:

i) Page 5 of report – delete Condition 7) (c) from the Recommendations;
ii) Page 10 – reference to public meeting should indicate March 4, 2002 rather that September 6, 2000;
iii) Page 21 – comments from Fire and Emergency Services remain as comments and not incorporated into the report recommendations.

Committee held a discussion on this matter and then considered the following motion:

PB089-2002

1. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and P. Snape, Manager, Planning and Land Development Services, Planning, Design and Development, dated April 2, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – FINANCIAL DRIVE PROPERTIES - NORTHERLY BOUNDARY OF HIGHWAY 407 BETWEEN CREDITVIEW ROAD AND MISSISSAUGA ROAD – WARD 6 –** (File T4W13.5), be received, as amended, as follows:

   i) Page 5 of report – delete Condition 7) (c) from the Recommendations;
   ii) Page 10 – reference to public meeting should indicate March 4, 2002 rather that September 6, 2000;
   iii) Page 21 – comments from Fire and Emergency Services remain as comments and not incorporated into the report recommendations

2. That prior to the issuance of draft plan approval for the residential component of the plan, the applicant shall prepare a preliminary community information map to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That prior to draft plan approval, the applicant shall sign the applicable Landowners Cost Share Agreement, to the satisfaction of the City.

5. That prior to the issuance of draft plan approval, urban design guidelines and a functional servicing to the satisfaction of the City.

6. That prior to draft plan approval, outstanding comments from the Region of Peel and Credit Valley Conservation shall be received and any required changes to the plan arising from the comments shall be made.

7. That the subject application be approved and staff be authorized to issue notice of draft plan approval, subject to the following:

   a) a red-line revision to delete Block 54 and add it to Lot 50;

   b) any other necessary minor red-line revisions to the draft plan identified by staff;

   c) architectural design guidelines, to the satisfaction of the City, shall be prepared for all residential lots;

   d) a detailed tree preservation plan shall be prepared and implemented, to the satisfaction of the City. In this regard the applicant shall be required to post securities that will protect the tree stand (shown through lots 19 to 32 and 54) to the point of subdivision assumption;

   e) all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

* F4. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (WEST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 –** (File T3W14.7).

PB090-2002

1. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (WEST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN CHURCHVILLE ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 –** (File T3W14.7) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from the Credit Valley Conservation and Works and Transportation Department shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

4. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;

5. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

   i) Any necessary red-line revisions to the draft plan identified by staff:

   ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

* F5. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (EAST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 –** (File T3W15.7).

PB091-2002

1. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – PARADISE HOMES MAHOGANY (EAST) INC. – SOUTH OF STEELES AVENUE WEST BETWEEN MAVIS ROAD AND THE ORANGEVILLE BRAMPTON RAILWAY -WARD 6 –** (File T3W15.7) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from the Credit Valley Conservation and Works and Transportation Department shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

4. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;

5. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

   i) Any necessary red-line revisions to the draft plan identified by staff:

   ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

F6. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – IMPERIAL OIL LIMITED – NORTHWEST CORNER OF HIGHWAY NO. 7 AND MCLAUGHLIN ROAD -WARD 6 –** (File C2W11.6).

Committee held a discussion on this matter which included drive-through facilities, asked questions of staff and then considered the following motion:

PB092-2002

1. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – IMPERIAL OIL LIMITED – NORTHWEST CORNER OF HIGHWAY NO. 7 AND MCLAUGHLIN ROAD - WARD 6 –** (File C2W11.6) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

   A) The site shall only be used for the following purposes:

      a) a gas bar;
      b) a motor vehicle washing establishment;
      c) only in conjunction with a gas bar , a retail establishment having no outside storage of goods and materials and containing a fast food or take-out restaurant with drive-through facility and an internal banking machine; and,
      d) purposes accessory to other permitted uses.

3. That development of the subject lands shall be subject to a development agreement that shall contain the following provisions:

   a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation and cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City's site plan review process;

b) The applicant shall pay all applicable Regional, City and Educational Development Charges in accordance with their respective Development Charges By-laws;

c) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the land;

d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on adjacent roadways and properties;

e) All mechanical roof top units, loading, waste disposal and parking areas shall be screened to the satisfaction of the City;

f) The applicant will provide 2% commercial cash-in-lieu of parkland dedication in accordance with the Planning Act to the satisfaction of the Commissioner of the Community Services Department;

g) Prior to the issuance of a building permit, the applicant shall make satisfactory arrangements with the Region of Peel for onsite waste collection through a private waste hauler;

h) The applicant shall provide a minimum twice weekly litter pickup from the subject lands;

i) Prior to the issuance of a building permit, the applicant shall make arrangements satisfactory to the Commissioner of the Works and Transportation Department and the Region of Peel regarding access to the subject lands; and,

j) A directional island is to be provided for the access on to Highway 7 (Bovaird Drive), to the satisfaction of the Commissioner of Works and Transportation, the total cost to be borne by the applicant.

CARRIED

F7. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **STATUS REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET WEST -WARD 5 –** (File C1W6.62) (See Delegation D2).

DEALT WITH UNDER DELEGATION D2, RECOMMENDATION PB084-2002

G. POLICY PLANNING REPORTS

G 1. Rreport from D. Waters, Manager, Land Use Policy, Planning, Design and Development dated April 8, 2002, re: **STATUS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (P25OV) (See Delegation D3)

DEALT WITH UNDER DELEGATION D2, RECOMMENDATION PB085-2002

G 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA).

PB093-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA) be **deferred** to the Planning and Building Committee Meeting of June 3, 2002.

CARRIED

G 3. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) (See Delegation D5)

DEALT WITH UNDER DELEGATION D5, RECOMMENDATION PB086-2002

G 4. Report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development and A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development dated April 15, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00-GR).

Committee held a discussion on this matter and then considered the following motion:

PB094-2002 That the report from B. Winterhalt, Associate Director, Planning Policy and Growth Management, Planning, Design and Development and A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development dated April 15, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00-GR) be received.

CARRIED

G 5. Report from M. Majeed, Policy Planner, Planning, Design and Development dated April 15, 2002, re: **OFFICIAL PLAN AMENDMENT REPORT – DRAFT CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P25 S45) (See Delegation D1)

DEALT WITH UNDER DELEGATION D1, RECOMMENDATION PB083-2002

H. BUILDING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 9, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2002** (File B11).

PB095-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 9, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MARCH 2002** (File B11) be received.

I. URBAN DESIGN AND ZONING REPORTS - nil

J. BRAMPTON HERITAGE BOARD MINUTES - nil

K. CORRESPONDENCE - nil

L. OTHER/NEW BUSINESS

L 1. Report from J. Atwood –Petkovski, Corporation Counsel and Director of Litigation, Legal Services, dated April 3, 2002, re: **UP-COMING OMB HEARING FOR R. PALMISANO- APPLICATION TO AMEND THE ZONING BY-LAW FOR 3-YEAR TEMPORARY USE BY-LAW TO PERMIT A GOLF DRIVING RANGE- 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD – WARD 6** (File C3W5.7) (File P1592).

PB096-2002

1. That the report from J. Atwood –Petkovski, Corporation Counsel and Director of Litigation, Legal Services, dated April 3, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **UP-COMING OMB HEARING FOR R. PALMISANO- APPLICATION TO AMEND THE ZONING BY-LAW FOR 3-YEAR TEMPORARY USE BY-LAW TO PERMIT A GOLF DRIVING RANGE- 1251 QUEEN STREET WEST – SOUTH SIDE OF QUEEN STREET WEST AND WEST OF CHINGUACOUSY ROAD – WARD 6** (File C3W5.7) (File P1592) be received; and,

2. That a planning consultant be retained to provide evidence at the Ontario Municipal Board hearing of this matter, with an upper limit of $10,000 for such retainer.

CARRIED

L 2. Report from D. Babulal, Development Planner, Planning, Design and Development, dated April 11, 2002, re: **PROPOSED STREET NAMES: WANLESS LANDS INC. AND BRAMPTON NORTH THREE LIMITED- PART OF LOT 16, CONCESSION 1, W.H.S., - WARD 2** (File C1W16.16).

Committee held a discussion on this matter and considered the following motion:

PB097-2002

1. That the report from D. Babulal, Development Planner, Planning, Design and Development, dated April 11, 2002, to the Planning and Building Committee Meeting of April 22, 2002, re: **PROPOSED STREET NAMES: WANLESS LANDS INC. AND BRAMPTON NORTH THREE LIMITED- PART OF LOT 16, CONCESSION 1, W.H.S., - WARD 2** (File C1W16.16) be received as amended by deleting "John" from "John Pappain Crescent" to read "Pappain Crescent"

2. That pending completion and approval of the Street Naming Policy and Procedure, Committee advise staff if the following street names are to be implemented for the subject plan of subdivision.
   - Pappain Crescent
   - Masters Green Crescent
   - Ryegrass Crescent
   - Bissell Drive
   - Bentgrass Lane
   - Tournament Drive

CARRIED

M. REFERRED MATTERS

M 1. **Referred Reports – Planning and Building Committee.**

PB098-2002 That the report from the Clerks Department to the Planning and Building Committee Meeting of April 22, 2002, re: **REFERRED REPORTS – PLANNING AND BUILDING COMMITTEE**, be received; and,

That the deadline for Requests for Report #2002-050 and #2002-051 be amended to reflect that the reports will be presented at the Planning and Building Committee meeting scheduled to be held on June 3, 2002.

CARRIED

N. DEFERRED MATTERS - nil

O. QUESTION PERIOD

O 1. City Councillor Linda Jeffrey reminded staff to look into the continuation of Wexford Road West at Highway #10.

O 2. City Councillor Elaine Moore requested that a new boundary map for the downtown area affected by site plan control be prepared by Planning, Design and Development staff for Committee of Adjustment purposes in relation to architectural control. Staff responded that this would be undertaken.

P. PUBLIC QUESTION PERIOD

Q. CLOSED SESSION

Q1. **The receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purposes**.

PB099-2002 That this Committee move into Closed Session to consider the matter of the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purposes.

CARRIED

The following direction was then given pursuant to the Closed Session discussion:

That staff of Legal Services Department prepare a report regarding Licensing Vendors for Closed Session of City Council scheduled for Monday April 29, 2002 to provide legal advice in this regard, including the consideration of a proposed By-law to amend the Licensing By-law 1-2002.

R. ADJOURNMENT

PB100-2002 That the Planning and Building Committee do now adjourn to meet again on May 6, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

MAY 6, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Vice Chair)**)
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6 (left at 8:30 p.m.)
City Councillor B. Cowie – Ward 7
Councillor P. Richards - Wards 8
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)** (vacation)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor D. Metzak – Ward 9 (vacation)

Staff Present:
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development, Planning Design and Development
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
K Walsh, Director of Community Design, Park Planning and Development , Planning, Design and Development
D. Waters, Manager, Land Use Policy, Planning, Design and Development
M. Majeed, Policy Planner, Planning, Design and Development
G. Melenka, Development Planner, Planning, Design and Development
N. Grady, Development Planner, Planning, Design and Development
A. Parsons, Development Planner, Planning, Design and Development
L. Mikulich, City Clerk, Legal Services
C. Urquhart, Legislative Coordinator, Legal Services

The meeting was called to order 7:10 p.m. and adjourned at 11:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PB101-2002**	**APPROVAL OF THE AGENDA**
B .		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PB102-2002**	**INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45)
D 2.	**PB103-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4)
D 3.	**PB103-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED - SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE- WARD 10** (File C7E13.5).
D 4.	**PB104-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD 10** (File C7E16.3)
D 5.	**PB105-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET – WARD 5** (File C1W6.62)
D 6.	**PB106-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE AND ZONING BY-LAW – DESURI HOMES LTD. - WEST SIDE OF MCLAUGHLIN ROAD – BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE – WARD 6** (File C2W14.3)
D 7.	**PB107-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) - WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6** (File C2W14.4)
D 8.	**PB108-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GRECCAP HOLDINGS LIMITED – NORTHWEST CORNER OF STEELES AVENUE WEST AND CHINGUACOUSY ROAD – WARD 6** (File C3W1.2)

E 1.	**PB109-2002**	**DELEGATION - PRESENTATION- YORK-PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS)**
F 1.	**PB110-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10** (File C4E14.4)
F 2.	**PB111-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NATIONAL HOMES (CASTLEMORE) INC. – EAST OF AIRPORT ROAD AND HUMBERWEST PARKWAY WITHIN THE VALES OF CASTLEMORE AREA - WARD – 10** (File C7E12.5)
F 3.	**PB112-2002**	**RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW– SOBEYS INC. – SOUTH-EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD - WARD – 4** (File C2W5.7)
F 4.	**PB113-2002**	**RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 151-88** (File P42CH)
F 5.	**PB114-2002**	**RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 200-82** (File P42BT)
G 1.	**PB115-2002**	**APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE CONSERVATION DISTRICT – MRS. IVY NG - 45 CHURCH STREET - WARD 6** (File G33LA)
G 2.	**PB116-2002**	**STATUS REPORT- CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE)
H 1.	**PB117-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10529 CREDITVIEW ROAD** (File G33LA)
H 2.	**PB118-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10670 CHINGUACOSUY ROAD** (File G33LA
H 3.	**PB119-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10704 CHINGUACOUSY ROAD** (File G33LA)
I 1.	**PB120-2002**	**PARK NAME REPORT** (File R15) (C37.PA)
J 1.	**PB121-2002**	**MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF APRIL 23, 2002**
K.		**OTHER/NEW BUSINESS - nil**
L 1.	**PB122-2002**	**REFERRED REPORTS – PLANNING AND BUILDING COMMITTEE**
M.		**DEFERRED MATTERS - nil**
N.	**PB102-2002**	**CORRESPONDENCE** (See Item D1)

O. **QUESTION PERIOD - nil**

P. **PUBLIC QUESTION PERIOD- nil**

Q. **PB123-2002** **ADJOURNMENT**

CITY COUNCILLOR G. GIBSON, VICE-CHAIR

A. APPROVAL OF THE AGENDA

PB101-2002 That the agenda for the Planning and Building Committee Meeting dated April 8, 2002, be amended to add:

E 1. Delegation - Mr. Tyrone Gan, iTrans Consulting Inc, Richmond Hill, dated May 2, 2002, - re: **PRESENTATION- YORK-PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS).**

N 1. Correspondence from Mr. Ronald Pankew, Chair, Brampton Environmental Community Advisory Panel dated May 4, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item D1)

N 2. Correspondence from Mr. Fred Yurichuk, 7 Jasper Crescent, Brampton, dated May 6, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item D1)

N 3. Faxed correspondence from Mr. Leo Longo, Aird & Berlis, Toronto, dated May 6, 2002, re: **PROPOSED DRAFT OFFICIAL PLAN AMENDMENT- CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item D1)

N 4. E-mail from Mr. David Kursturin, 79 Ready Court, Brampton dated May 6, 2002, to City Councillor A. Aujla, re: **CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item D1)

CARRIED

B. CONFLICTS OF INTEREST

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F2, F3, F4, F5, G1, H1, H2, H3, J1)

D. PUBLIC MEETING REPORTS

D1. Report from M. Majeed, Policy Planner, Planning, Design and Development dated April 22, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45).

Members of the public present requested a presentation of the proposed official plan amendment.

Mr. M. Majeed, Policy Planner made a presentation to Committee and members of the public outlining the proposed changes with respect to the Credit Valley Secondary Plan.

Mr. Brian Smith, of 27 Elm Street, Brantford, on behalf of the Anglican Diocese of Toronto expressed concerns regarding the terrestrial feature on the lands in the proposed amendment and the impact of this feature on Springbrook which is located in the Queen Street West and Chinguacousy Road area of Brampton.

Ms. Deborah Kusturin, 79 Ready Court, Brampton, advised Committee of her objection to the proposed Highway Commercial designation at the southeast corner of Chinguacousy Road and Drinkwater Road.

Mr. Ronald Pankew, 11 Farley Road, Brampton, Chair of Brampton Environmental Community Advisory Panel (BECAP), on behalf of BECAP, indicated that they do not support the proposed official plan amendment and are opposed to any kind of development in the area. He also expressed concerns regarding the impact the proposed changes would have on the Credit River Valley Lands.

Ms. Pam Williams, 8596 Creditview Road, Brampton of Brampton Environmental Community Advisory Panel (BECAP), and a member of the Urban Sprawl Committee suggested that staff review the projected increase in population for the Credit Valley Secondary Plan Area. She also expressed concerns regarding the impact the proposed changes would have on the preservation of the landscape, existing countryside and wildlife habitat of the area.

Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, on behalf of landowners within the Credit Valley Secondary Plan area presented Committee with a written submission dated May 6, 2002, and then verbally outlined comments, observations and suggested revisions to the proposed Credit Valley Secondary Plan.

Mr. Eric Von Bloedau, 8380 Chinguacousy Road, Brampton, a member of Brampton Environmental Community Advisory Panel (BECAP), appeared before Committee and indicated that he opposed some of the proposed land use designations in the Secondary Plan.

Mr. Martin Trogrlic, 8852 Chinguacousy Road, Brampton, expressed concerns regarding grading and the possibility of flooding when construction begins and the impact this would have on sewer systems in the area.

Mr. George Kee, R.R #10, Brampton, expressed concerns regarding the location of the park areas within the plan, the preservation of the natural environment, the definition of low density housing, and the timing of proposed amendment of the Secondary Plan.

Mr. Glen Wright, R.R. #10, Brampton, expressed concerns about the effect the proposed amendment would have on the sewer systems in the area and the preservation of the natural environment within the Secondary Plan.

PB102-2002

1. That the report from M. Majeed, Policy Planner, Planning, Design and Development dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received; and,

2. That the written submission from Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, dated May 6, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** be received; and,

3. That the correspondence from Mr. Ronald Pankew, Chair, Brampton Environmental Community Advisory Panel dated May 4, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item N1) be received; and,

4. That the correspondence from Mr. Fred Yurichuk, 7 Jasper Crescent, Brampton, dated May 6, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item N2) be received; and,

5. That the faxed correspondence from Mr. Leo Longo, Aird & Berlis, Toronto, dated May 6, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **PROPOSED DRAFT OFFICIAL PLAN AMENDMENT- CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item N3) be received; and,

6. That the e-mail from Mr. David Kursturin, 79 Ready Court, Brampton dated May 6, 2002, to City Councillor A. Aujla, to the Planning and Building Committee Meeting of May 6, 2002, re: **CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item N4) be received; and,

7. That Staff be directed to report back to Planning and Building Committee with results of the public meeting and the landowners/staff/external agencies workshop and a final recommendation.

CARRIED

D 2. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10 –** (File C7E14.4).

Item D3 was brought forward and dealt together with Item D2.

D 3. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED - SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE- WARD 10–** (File C7E13.5).

Members of the public present requested a presentation of Items D2 and D3.

Mr. Neal Grady, Development Planner gave a presentation providing Committee and members of the public with details of the two proposals.

Resident of Castlemore, Brampton, expressed concerns regarding lot sizes, density and the impact of the proposal on the quality of life in the area.

Ms. Marta Cerny, 22 Rosegarden Drive, Brampton, provided a written submission outlining her concerns regarding the proposed applications which she verbally expressed as well. Her concerns included the impact of the proposed changes on the community, the quality of life and the size of the lots.

Mr. Claudio Meringolo, 15 Rosegarden Drive, expressed concerns which included the size of lots, preservation of the valley land and the division in the community that would be created by the two proposals. He also suggested that more communication was required between staff and the community with respect to notice of meetings.

Mr. B. Aaroe, 1 Bellini Avenue, Brampton, suggested that staff review the development process for the area involved and consider the impact of the changes to the community.

Ms. Gwen Bascus, 24 Rosegarden Drive, Brampton, expressed concerns regarding the impact of the proposals on the community which included overcrowding, quality of life and the building of strip malls.

Mr. John Anselmi, 3187 Countryside Drive, Brampton, expressed concerns regarding the location of sewers and pumping station.

Mr. Mario Rubello, 25 Estateview Circle, Brampton, expressed concerns regarding lot sizes, increased traffic on Goreway Drive and the impact of the proposed amendment on the quality of life in the community.

Mr. Fred Snel, 1 Rosegarden Drive, Brampton, expressed concerns regarding the use of pesticides in the stormwater pond which is close to the creek where his home is situated. He suggested that staff should consider the impact of the proposed changes to the natural environment before any future development takes place.

Mr. Kulwant Prewal, 7 Cynthia Crescent, Brampton, expressed concerns which included the impact the proposed application would have on density, greenspace and the quality of life. Concerns were also expressed regarding the procedure for notifying residents of proposed development in the area.

Mr. Dan Sponchia, 10263 Goreway Drive, Brampton, expressed concerns regarding lot sizes, future plans for Goreway Drive and the lack of communication between staff and the community.

Mr. Leo Van Kralingen, 28 Estateview Circle, advised that his property backs onto Goreway Drive and was concerned that a portion of it would be taken away for road widening purposes. Concerns were also expressed as to whether a greenbelt or berm would be placed along Goreway Drive to screen residents from the traffic.

Mr. Albert Sloan, 6 Quincy Place, Brampton, expressed concerns regarding access to the future development and the impact of the proposal to his street.

PB103-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10 –** (File C7E14.4) be received; and,

2. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED - SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE- WARD 10–** (File C7E13.5) be received; and,

3. That the written submission from Ms. Marta Cerny, 22 Rosegarden Drive, Brampton, re: **AREA WEST OF GOREWAY, SOUTH OF COUNTRYSIDE DRIVE AND NORTH OF CASTLEMORE, KNOWN AS VALES OF CASTLEMORE**, dated May 6, 2002 to the Planning and Building Committee Meeting of May 6, 2002, be received; and,

4. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED - SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE- WARD 10–** (File C7E13.5).

DEALT WITH UNDER ITEM D2, RECOMMENDATION PB103-2002

D 4. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated April 18, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD 10 –** (File C7E16.3).

Members of the public present requested a presentation of this item.

Mr. Allan Parsons, Development Planner, gave a presentation providing Committee and members of the public with details of the proposal.

Mr. Claudio Meringolo, 15 Rosegarden Drive, expressed concerns regarding the impact of the proposal on the sanitary sewer system and pumping station.

Mr. John Anselmi, 3187 Countryside Drive, Brampton, expressed concerns regarding the location of storm water ponds, sanitary sewers and pumping station. Concerns were also raised with respect to the widening of Goreway Drive and Countryside Drive to facilitate increased traffic.

PB104-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated April 18, 2002, to the Planning and Building Committee Meeting, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD 10 –** (File C7E16.3) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated April 23, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET – WARD 5 –** (File C1W6.62).

No members of the public appeared before Committee for this item.

PB105-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning,

Design and Development, dated April 23, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW – KINGDOM LIFE APOSTOLIC TEMPLE – NORTHEAST CORNER OF WEST STREET AND QUEEN STREET – WARD 5 –** (File C1W6.62) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE AND ZONING BY-LAW – DESURI HOMES LTD. - WEST SIDE OF MCLAUGHLIN ROAD – BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE – WARD 6** (File C2W14.3).

Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, on behalf of Claireville Holdings Inc. who owns land within the Fletchers Meadow Secondary Plan area presented Committee with a written submission regarding concerns of his client with respect to Items D6 and D7.

PB106-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002, to the Plannning and Building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE AND ZONING BY-LAW – DESURI HOMES LTD. - WEST SIDE OF MCLAUGHLIN ROAD – BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE – WARD 6** (File C2W14.3) be received; and,

2. That the written submission from Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, dated May 6, 2002, re: **DESURI HOMES LTD (File C2W14.3) AND FANSHORE INVESTMENTS INC. (EAST) (File C2W14.4)** to the Planning and Building Committee Meeting of May 6, 2002, be received; and,

3. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) - WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6** (File C2W14.4).

Four members of the public appeared before Committee for this item.

Ms. Lorraine Wilson–Singh, 212 Queen Mary Drive, Brampton, expressed concerns regarding the lack of sidewalk, increased traffic, safety of the children and overcrowding in the neighbourhood. Concerns were also raised as to whether an additional collector road would be built to

accommodate the increased traffic and whether a buffer would be placed along the street to reduce noise level. She also presented Committee with letters signed by other residents in the neighbourhood expressing similar concerns.

Mr. Celestino Guina, 207 Queen Mary Drive, Brampton, expressed concerns regarding increased traffic in the area.

Mr. Ed O'Hearn, 36 Charleswood Circle, Brampton expressed concerns regarding traffic congestion, safety of children and the need for traffic lights and an access road.

Mr. Vinash Singh, 212 Queen Mary Drive, Brampton, expressed concerns regarding the lack of a sidewalk on the street and the need for an additional collector road. He also advised that residents in the neighbourhood would like to be notified of developments in the area.

PB107-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002,to the Planning and building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) - WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6** (File C2W14.4) be received; and,

2. That the correspondence presented by Ms. Lorraine Wilson-Singh on behalf of residents of Queen Mary Drive, dated April 30, 2002, to the Planning and building Committee Meeting of May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) - WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION- WARD 6** (File C2W14.4) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 8. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GRECCAP HOLDINGS LIMITED – NORTHWEST CORNER OF STEELES AVENUE WEST AND CHINGUACOUSY ROAD – WARD 6** (File C3W1.2).

At the request of a member of the public, a presentation regarding this application was made.

Mr. Gerry Melenka, Development Planner, gave a presentation outlining details of the proposal.

PB108-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and G. Melenka, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – GRECCAP HOLDINGS LIMITED – NORTHWEST CORNER OF STEELES AVENUE WEST AND CHINGUACOUSY ROAD – WARD 6** (File C3W1.2) be received; and,

2. That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Mr. Tyrone Gan, iTrans Consulting Inc, Richmond Hill, dated May 2, 2002 - re: **PRESENTATION- YORK-PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS)**.

Mr. Tyrone Gan, iTrans Consulting Inc, Richmond Hill appeared before Committee and made a presentation regarding the status and preliminary recommendations of the study which involves staff from York and Peel Regions, City of Brampton, City of Vaughan and the Town of Caledon.

PB109-2002 That the request for delegation of Mr. Tyrone Gan, iTrans Consulting Inc, Richmond Hill, dated May 2, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **PRESENTATION- YORK-PEEL BOUNDARY AREA TRANSPORTATION STUDY (BATS)** be received.

CARRIED

F. DEVELOPMENT TEAM REPORTS

* F 1. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated April 10, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10 –** (File C4E14.4).

PB110-2002 1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated April 10, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARGO DEVELOPMENTS (BRAMALEA) LTD. – NORTHWEST QUADRANT OF BRAMALEA ROAD AND SANDALWOOD PARKWAY EAST - WARD 10 –** (File C4E14.4) be received; and,

2. That prior to the issuance of draft plan approval, the Official Plan amendment shall be approved and in force;

3. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

4. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement

and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

5. That prior to the issuance of draft plan approval, any necessary revisions identified by the City to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services;

6. That prior to the issuance of draft plan approval, any necessary revisions identified by the City to be undertaken to the Preliminary Noise Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Planning and Land Development Services;

7. That prior to the issuance of draft plan approval the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

9. That prior to the issuance of draft approval, the developer shall make satisfactory arrangements (financial and otherwise) with the City, telecommunications providers and other utilities for the installation of each of their facilities in a common trench within the road allowance, and the developer shall provide evidence of same satisfactory to the City;

10. That Planning and Building Committee affirm that the re-allocation of 202 dwelling units to the proposed draft plan of subdivision from the 398 dwelling units previously draft approved for the subject lands under Plan 21T-90001B (Submar Investments Ltd.; City File: C4E14.1) represents an appropriate substitution of draft approved units already accommodated within the parameters of the Springdale Transportation Development Cap;

11. That subject application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law;

12. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, with the following condition to be included:

        (i) Prior to registration, the applicant shall make the necessary arrangements for the completion of Octillo Boulevard to its full width, from Fernforest Drive to Bramalea Road, including the corner rounding

at the northeast corner of Octillo Boulevard and Fernforest Drive and the daylighting triangle at the northwest corner of Octillo Boulevard and Bramalea Road.

CARRIED

* F 2. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NATIONAL HOMES (CASTLEMORE) INC. – EAST OF AIRPORT ROAD AND HUMBERWEST PARKWAY WITHIN THE VALES OF CASTLEMORE AREA - WARD – 10** (File C7E12.5).

PB111-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – NATIONAL HOMES (CASTLEMORE) INC. – EAST OF AIRPORT ROAD AND HUMBERWEST PARKWAY WITHIN THE VALES OF CASTLEMORE AREA - WARD – 10** (File C7E12.5) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

3 That prior to the issuance of draft plan approval the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law; and,

5. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of the Planning, Design and Development Department.

CARRIED

* F 3. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development,

dated April 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW– SOBEYS INC. – SOUTH-EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD - WARD – 4** (File C2W5.7).

PB112-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW– SOBEYS INC. – SOUTH-EAST CORNER OF QUEEN STREET WEST AND CHINGUACOUSY ROAD - WARD – 4** (File C2W5.7) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council subject to the following conditions:

    2.1 That the Fletcher's West Secondary Plan (SP 15) be amended to allow a maximum gross leasable area for a supermarket of 5,518 square metres (59,395 square feet) on the subject site.

    2.2 That the implementing zoning by-law amend By-law 200-82 with respect to the subject lands in accordance with the following:

        2.2.1 That the maximum gross leasable floor area for a supermarket shall not exceed 5,518 square metres (59,395 square feet).

        2.2.2 To provide a minimum 3.0 metre wide landscaped open space along the south and east property boundaries.

    2.3 That prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement with the City, which shall contain the following provisions:

        2.3.1 Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

        2.3.2 The site plan agreement shall indicate, to the satisfaction of the City how the parcel at the immediate southeast corner of the Queen Street and Chinguacousy Road (Imperial Oil lands) would be integrated into the larger commercial plaza.

        2.3.3 The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.

        2.3.4 The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.

        2.3.5 The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.

2.3.6 The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

2.3.7 That similar landscape standards under the approved site plan (SP 95/059) will be imposed under the new site plan application. This includes an extensive landscape feature by the entrance at the northeast corner of the site and a landscape treatment with a feature wall along a portion of the site's frontage on Queen Street.

CARRIED

* F 4. Report from B. Lee, Associate Director, Special Projects, Planning, Design and Development, and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 4, 2002, re: **RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 151-88** (File P42CH).

PB113-2002

1. That the report from B. Lee, Associate Director, Special Projects, Planning, Design and Development, and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 4, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 151-88** (File P42CH) be received; and,

2. That staff be directed to prepare the appropriate by-law to amend By-law 151-88 to correct the errors of formatting, wording or references etc. outlined in the report to be presented directly to Council.

CARRIED

* F 5. Report from B. Lee, Associate Director, Special Projects, Planning, Design and Development, and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 10, 2002, re: **RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 200-82** (File P42BT).

PB114-2002

1. That the report from B. Lee, Associate Director, Special Projects, Planning, Design and Development, and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 10, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **RECOMMENDATION REPORT- HOUSEKEEPING AMENDMENTS TO BY-LAW 200-82** (File P42BT) be received; and,

2. That staff be directed to prepare the appropriate by-law to amend By-law 151-88 to correct the errors of formatting, wording or references etc. outlined in the report to be presented directly to Council.

CARRIED

G. POLICY PLANNING REPORTS

* G 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 16, 2002, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE CONSERVATION DISTRICT – MRS. IVY NG - 45 CHURCH STREET - WARD 6** (File G33LA).

PB115-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 16, 2002, to the Planning and Building Committee Meeting of May 6, re: **APPLICATION FOR A HERITAGE PERMIT – CHURCHVILLE**

CONSERVATION DISTRICT – MRS. IVY NG - 45 CHURCH STREET - WARD 6 (File G33LA) be received; and,

2. That a Heritage Permit for renovations and additions to an existing single detached dwelling and the demolition and replacement of a garage at 44 Church Street be approved, based on the Heritage Permit application submitted on behalf of Mrs. Ivy Ng, as well as the following conditions as recommended by the Churchville Heritage Committee:

   - Stucco will be painted a natural colour to complement the style of the house;
   - Garage will have the same colour/cladding as the house; and
   - Patio doors at the south elevation to have muntins to complement the typical Village window style.

CARRIED

* G 2. Report from P. Cooper, Policy Planner, Planning, Design and Development dated April 22, 2002, re: **STATUS REPORT- CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE).

PB116-2002 1. That the report from P. Cooper, Policy Planner, Planning, Design and Development dated April 22, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **STATUS REPORT- CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) be received; and,

2. That a public meeting be held on June 6, 2002 with respect to amending the Community Improvement Plan in accordance with City Council procedures to receive public input and formal comment, and that the method of notification be by way of a newspaper advertisement;

3. That subject to the results of the public meeting, it is recommended that the Eligibility Requirements of the Development Incentive Grant Program be amended so that:

   a) the length of the program be extended for another 12 months to July 17, 2003;

   b) applicants must have all necessary zoning by-laws enacted by Council in order to qualify for a commitment of dwelling units; and,

   c) eligibility shall only apply to those developments within the Central Area that have not accessed other sources of public sector funding; and,

4. That the Exemption from Planning Application Fees Program of the Community Improvement Plan not be extended past the expiration date of July 18, 2002.

CARRIED

H. BUILDING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10529 CREDITVIEW ROAD** (File G33LA).

PB117-2002 1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **APPLICATION FOR A PERMIT TO**

DEMOLISH RESIDENTIAL PROPERTY- 10529 CREDITVIEW ROAD (File G33LA) be received; and,

2. That the application be approved.

CARRIED

* H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10670 CHINGUACOSUY ROAD** (File G33LA).

PB118-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10670 CHINGUACOSUY ROAD** (File G33LA) be received; and,

2. That the application be approved.

CARRIED

* H 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10704 CHINGUACOUSY ROAD** (File G33LA).

PB119-2002

1. Report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated April 16, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY- 10704 CHINGUACOUSY ROAD** (File G33LA) be received; and,

2. That the application be approved.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

I 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and B. Smith, Supervisor, Open Space Planning, Planning, Design and Development, dated April 24, 2002, re: **PARK NAME REPORT** (File R15) (C37.PA).

Committee discussion took place and staff clarified the issue of the spelling of McLoughlin Park.

PB120-2002

1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and B. Smith, Supervisor, Open Space Planning, Planning, Design and Development, dated April 24, 2002, to the Planning and Building Committee Meeting of May 6, 2002, re: **PARK NAME REPORT** (File R15) (C37.PA) be received; and,

2. That the park names "McKinney Parkette and McLoughlin Park" be approved.

CARRIED

J. HERITAGE BOARD MINUTES

J 1. **BRAMPTON HERITAGE BOARD – APRIL 23, 2002**

PB121-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF APRIL 23, 2002**, to the Planning and Building Committee Meeting of May 6, 2002, Recommendations HB051-2002 to HB066-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB051-2002 That the agenda for the Brampton Heritage Board Meeting of April 23, 2002 be approved, as amended, to add:

E 1. Mr. Bob Lackey, Candevcon Limited, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD – WARD 10** (File G33);

F 6. Discussion re: **BRAMPTON HERITAGE BOARD'S PARTICIPATION IN THE BRAMPTON HISTORICAL SOCIETY'S SESQUICENTENNIAL PROJECT (CPR STATION)** (File G33);

K 5. Discussion re: **REQUEST FOR MEMBER OF BRAMPTON HERITAGE BOARD TO APPEAR ON "POLITICALLY SPEAKING" TELEVISION PROGRAM** (File G33);

K 6. Discussion re: **ARCHITECTURAL CONSERVANCY OF ONTARIO CONFERENCE – "COMMUNITY STEWARDSHIP – AN ENGINE FOR RENEWAL" – PERTH, ONTARIO – APRIL 26 – 28, 2002** (File G33); and,

K 7. Discussion re: **TV ONTARIO CONTEST – "MAIN STREET ONTARIO"** (File G33).

HB052-2002 That the Minutes of the Brampton Heritage Board Meeting of March 19, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, be received.

HB053-2002 That the report to the Planning and Building Committee from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated April 8, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD – WARD 10** (File G33) be received; and,

That the delegation of Mr. Bob Lackey, Candevcon Limited, to the Brampton Heritage Board Meeting of April 23, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD – WARD 10** (File G33) be received; and,

That Mr. Lackey be commended for his efforts to preserve the aforementioned residential heritage property and for his support of designation of the property; and,

That Mr. Lackey be thanked for his agreement, on behalf of the applicant, to provide an architectural report on this residential building; and,

That, once the architectural report is provided, staff move forward with a designation report on the property.

HB054-2002 That Mr. Warren Hope participate on the Sesquicentennial Committee Education/Historic Reference Working Group on behalf of the Brampton Heritage Board, with support when required from Ms. Sharron Peet, as considered at the Brampton Heritage Board Meeting of April 23, 2002.

HB055-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to Mr. Tony Gatti, Orlando Corporation, dated April 12, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, re: **DEMOLITION PERMIT APPLICATION – ARNOTT PROPERTY (7644 MISSISSAUGA ROAD)** (File G33) be received.

HB056-2002 That the report to Planning and Building Committee from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated April 8, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY 7 WEST (LUNDY HOUSE) WARD 6** (File G33) be received.

HB057-2002 That the correspondence (e-mail) from B. Adcock, Office of the Mayor, dated March 26, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, re: **ONTARIO HERITAGE FOUNDATION – YOUNG HERITAGE LEADERS PROGRAM – PRESENTATION TO KENBROOKE DISTRICT GIRL GUIDES – APRIL 29, 2002** (File G33) be received.

HB058-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF APRIL 8, 2002** (File G33), to the Brampton Heritage Board Meeting of April 23, 2002, be received.

HB059-2002 That the report prepared for the Region of Peel by Unterman McPhail Associates, dated March 2002, to the Brampton Heritage Board Meeting of April 23, 2002, entitled **"SALVAGE DOCUMENTATION REPORT – FORMER CHURCHVILLE SCHOOLHOUSE – STEELES AVENUE WEST"** (File G33) be received.

HB060-2002 That the correspondence from J. Marshall, Commissioner of Planning, Design and Development, dated March 25, 2002, to the Brampton Heritage Board Meeting of April 23, 2002, re: **REQUEST FOR PRELIMINARY COMMENTS – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P25OV/G33) be received; and,

That the Brampton Heritage Board supports the concept of heritage lots as a tool to preserve heritage resources; and,

That an Ad Hoc Committee of the Brampton Heritage Board be formed to undertake a review of the Official Plan and develop comments for consideration at the Brampton Heritage Board Meeting of May 21, 2002.

HB061-2002 That the correspondence from Ms. Joan Macartney, Acting Dean, Algonquin College Heritage Institute, undated, to the Brampton Heritage Board Meeting of April 23, 2002, re: **ALGONQUIN COLLEGE HERITAGE INSTITUTE – PERTH CAMPUS OPEN HOUSE – SATURDAY, APRIL 20, 2002** (File G33) be received.

HB062-2002 That the February 2002 newspaper article, to the Brampton Heritage Board Meeting of April 23, 2002, entitled **"HERITAGE AWARDS A TWO-FOR-ONE DEAL"** (File G33) be received.

HB063-2002 That the **"ACORN" PUBLICATION, A JOURNAL OF THE ARCHITECTURAL CONSERVANCY OF ONTARIO, SPRING 2002 ISSUE** (File G33), to the Brampton Heritage Board Meeting of April 23, 2002, be received.

HB064-2002 That the written comments to the Region of Peel from the City of Brampton, to the Brampton Heritage Board Meeting of April 23, 2002, re: **CREDIT VALLEY TRUNK SEWER ENVIRONMENTAL ASSESSMENT** (File G33) be received.

HB065-2002 That Mr. Michael Avis be authorized to attend the Architectural Conservancy of Ontario Conference – "Community Stewardship – An Engine for Renewal" in Perth, Ontario, April 26 – 28, 2002, on behalf of the Brampton Heritage Board, as considered at the Brampton Heritage Board Meeting of April 23, 2002; and,

That Mr. Avis submit his expenses to the Brampton Heritage Board for reimbursement.

HB066-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 21, 2002, at 7:00 p.m., or at the call of the Chair.

K. OTHER/NEW BUSINESS - nil

L. REFERRED MATTERS

L 1. **Referred Reports – Planning and Building Committee.**

PB122-2002 That the report from the Clerks Department to the Planning and Building Committee Meeting of May 6, 2002, to the Planning and Building Committee of May 6, 2002, re: **REFERRED REPORTS – PLANNING AND BUILDING COMMITTEE**, be received.

CARRIED

M. DEFERRED MATTERS

N. CORRESPONDENCE

N 1. Correspondence from Mr. Ronald Pankew, Chair, Brampton Environmental Community Advisory Panel dated May 4, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item D1)

DEALT WITH UNDER ITEM D1, RECOMMENDATION PB102-2002

N 2. Correspondence from Mr. Fred Yurichuk, 7 Jasper Crescent, Brampton, dated May 6, 2002, re: **INFORMATION REPORT – PROPOSED OFFICIAL PLAN AMENDMENT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item D1)

DEALT WITH UNDER ITEM D1, RECOMMENDATION PB102-2002

N 3. Faxed correspondence from Mr. Leo Longo, Aird & Berlis, Toronto, dated May 6, 2002, re: **PROPOSED DRAFT OFFICIAL PLAN AMENDMENT- CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item D1)

DEALT WITH UNDER ITEM D1, RECOMMENDATION PB102-2002

N 4. E-mail from Mr. David Kursturin, 79 Ready Court, Brampton dated May 6, 2002, to City Councillor A. Aujla, re: **CREDIT VALLEY SECONDARY PLAN** (File P26 S45) (See Item D1)

DEALT WITH UNDER ITEM D1, RECOMMENDATION PB102-2002

O. QUESTION PERIOD

P. PUBLIC QUESTION PERIOD -nil

Q. ADJOURNMENT

PB123-2002 That the Planning and Building Committee do now adjourn to meet again on Wednesday, May 22, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 11:15 p.m., May 6, 2002.

City of Brampton

MINUTES

Planning & Building Committee

Committee of the Council of the Corporation of the City of Brampton

MAY 22, 2002

1:15 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2 (arrived at 1:20 p.m.)
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9 (arrived at 1:20 p.m.)
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor DiMarco – Wards 3 and 4 (vacation)
Regional Councillor R. Begley – Wards 8 and 9 (illness)

Staff Present:
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development, Planning Design and Development
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services
R. Bino, Director of Engineering and Development Services, Planning Design and Development
K. Walsh, Director of Community Design, Park Planning and Development , Planning, Design and Development
A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development
D. Waters, Manager, Land Use Policy, Planning, Design and Development
D. Nicholson, Policy Planner, Planning, Design and Development
L. Mikulich, City Clerk, Legal Services
W. Cooke, Legislative Coordinator, Legal Services

The meeting was called to order at 1:15 p.m. and adjourned at 2:10 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PB124-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D.		**DELEGATIONS**
E 1.	**PB125-2002**	**RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARMCORP 4-24 LTD. - NORTHWEST QUADRANT OF STEELES AVENUE EAST AND AIRPORT ROAD-WARD 9 –** (File C6E1.7).
F 1.	**PB126-2002**	**PROPOSAL TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33LA).
F 2.	**PB127-2002**	**STATUS REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26S 45).
F 3.	**PB128-2002**	**CONFERENCE REPORT – SUSTAINABLE COMMUNITY DEVELOPMENT** (File G75 ST).
F 4.	**PB129-2002**	**INFORMATION REPORT – DRAFT MUNICIPAL HOUSING FACILITY BY-LAW – REGION OF PEEL** (File C51 GR).
G 1.	**PB130-2002**	**HOUSEKEEPING AMENDMENTS TO BY-LAW 56-83** (File P42GO).
H 1.	**PB131-2002**	**DOWNTOWN OUTDOOR FURNITURE** (File R17.DO).
H 2.	**PB132-2002**	**SUPERBUILD UPDATE** (File F66.SU).
I 1.	**PB133-2002**	**STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File P40TRAN)
J.		**BRAMPTON HERITAGE BOARD MINUTES**
K 1.	**PB134-2002**	**NAME OF THE PLANNING AND BUILDING COMMITTEE AND PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT COMMITTEE REPORTING PROTOCOL** (File A00GE).
L.		**CORRESPONDENCE**
M.	**PB135-2002**	**REFERRED MATTERS**
N.		**DEFERRED MATTERS**

O. **QUESTION PERIOD**

P 1. **PUBLIC QUESTION PERIOD**

Q. **PB136-2002** **ADJOURNMENT**

Regional Councillor Palleschi, Chair

A. APPROVAL OF AGENDA

PB124-2002 That the Agenda for the Planning and Building Committee Meeting of May 22, 2002 be approved as printed and circulated.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, F3, G1)

D. DELEGATIONS - nil

E. DEVELOPMENT TEAM REPORTS

* E 1. Report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated May 3, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARMCORP 4-24 LTD. - NORTHWEST QUADRANT OF STEELES AVENUE EAST AND AIRPORT ROAD-WARD 9 –** (File C6E1.7).

PB125-2002

A. That the report from J. Corbett, Director, Planning and Land Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated May 3, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – ARMCORP 4-24 LTD. - NORTHWEST QUADRANT OF STEELES AVENUE EAST AND AIRPORT ROAD-WARD 9 –** (File C6E1.7) be received; and

B. **THAT** the application be approved and staff be directed to prepare the appropriate implementing documents for consideration by City Council, subject to the following conditions:

1. Prior to adoption of the Official Plan Amendment and enactment of the zoning by-law, the owner shall submit, to the satisfaction of the City, urban design guidelines for the proposed development, the scope of which shall include the lands situated north of Steeles Avenue East, south of Highway No. 407, and west of Airport Road.

2. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement with the City of Brampton, which shall contain the following provisions:

(a) Prior to the issuance of a building permit(s) for the proposed development, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, a storm water management plan, and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

(b) Prior to the issuance of a building permit(s), any proposed development of the subject lands, including any new buildings/proposed accesses, shall be reviewed and approved by the Ministry of Transportation of Ontario (MTO). In this regard, MTO permits shall be required. MTO advises that subsequent requests may require the owner to submit a full scale (1:500) site plan, a survey plan, an illumination report, a traffic impact study, a site servicing and grading plan, and a storm water management report to the Ministry.

(c) Prior to the issuance of a building permit(s) for the proposed development, the City of Mississauga is to be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review and comment.

(d) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.

(e) The applicant shall provide 2 percent cash in lieu of commercial/industrial parkland dedication, in accordance with the Planning Act and City policy.

(f) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same, to be undertaken at the applicant's sole expense.

(g) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and roads.

(h) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

(i) For any and all non-industrial development, the applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week.

(j) The location and design of the waste collection area shall be subject to detailed design standards/requirements of the Region of Peel's Waste Collection Manual.

(k) The applicant shall enter into an agreement (Letter of Understanding) with the telecommunications provider complying with any underground servicing conditions imposed by the municipality and if no such conditions are imposed, the applicant shall advise the municipality of the arrangement made for such servicing.

(l) The applicant shall provide, to the satisfaction of the telecommunications provider, any required conduit(s) for the provision of telecommunication service to the site. In this regard, the telecommunications provider requires one or more conduits of sufficient size from each unit to the electrical room and one or more conduits of sufficient size from the electrical room to the street line.

(m) Prior to the issuance of site plan approval, a detailed noise analysis shall be conducted to establish noise reduction features required to provide an indoor environment suited to the specific type of use(s). Details concerning any

and all recommended noise mitigation measures shall be made available to the architect(s) for incorporation within the building design.

(n) The owner shall make arrangements satisfactory to the Region of Peel for the provision of a right-in/right-out only access from Steeles Avenue East. Satisfactory arrangements are to be made with the Region of Peel regarding centre medians, traffic signals, exclusive turning lanes (including a westbound right turn lane), asphalt overlay, street lighting and/or pavement markings/signs, with all costs of the improvements to be borne by the developer.

(o) The applicant shall convey to the Region of Peel a road widening along the Steeles Avenue East road frontage where it abuts the subject property, such that in conjunction with the abutting lands to the east, Steeles Avenue East shall have a widened limit of 22.5 metres from the centre-line of the original road allowance for 150 metres west of the intersection of Steeles Avenue East and Airport Road, and thereafter 18.0 metres from the original centre-line.

(p) The applicant shall convey to the Region of Peel a 0.3 metre reserve(s) along Steeles Avenue East, as widened, where it abuts the subject property.

(q) The applicant shall provide appropriate easements in favour of the abutting property to the east, to facilitate access to Steeles Avenue East, to the satisfaction of the Commissioner of Planning, Design and Development.

(r) The applicant shall provide storm water management quantity controls to reduce the post-development flows to the pre-development flow levels, to the satisfaction of the City. Further, quality controls shall be implemented as per Ministry of Environment guidelines.

(s) Should any buildings erected on the site develop into multi-unit commercial uses (three or more business entities), the developer shall supply, install and maintain a central mail facility for the provision of mail service to each business, to the satisfaction of Canada Post.

3. The Official Plan Amendment shall amend the Parkway Belt West Industrial Area Secondary Plan to allow the following purposes identified in the "Business" designation as additional permitted non-industrial uses on the subject lands:

(a) convenience and take-out restaurants;
(b) community clubs;
(c) hotels or motels; and,
(d) banquet halls.

Convenience restaurants, take-out restaurants, and ancillary service and commercial uses allowed under the "Office Centre" designation, which will otherwise be permitted only in conjunction with an office building or hotel/motel, shall also be permitted (up to a combined maximum gross floor area of 929 square metres / 10,000 square feet) as independent free-standing development in the event abutting lands to the east are developed for a transitway station. Further, a banquet hall having a gross floor area of up to 6968 square metres / 75,000 square feet shall be permitted on the subject lands in advance of any office building and/or hotel development. The development standards pertaining to the subject lands shall be amended to permit the following:

- a building height of 17.0 metres for prestige industrial development, whereas a maximum of 13.7 metres would otherwise be permitted by the secondary plan;
- a 9.0 metre wide landscape strip abutting Steeles Avenue East, whereas a minimum of 12.0 metres would otherwise be required by the secondary plan; and,
- a building setback of 24 metres from Steeles Avenue East, whereas a minimum of 46 metres would otherwise be required by the secondary plan.

To implement the foregoing, a site-specific policy shall be added to the "Prestige Industrial - Office Centre" designation policies contained in the secondary plan.

4. The site specific zoning by-law shall contain the following:

a) the site shall be zoned with a site specific "M1" zone designation and shall only be used for the following purposes:

1. INDUSTRIAL

(i) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;
(ii) a printing establishment;
(iii) a warehouse;
(iv) a research and development facility; and,
(v) a parking lot.

2. NON-INDUSTRIAL

(i) a radio or television broadcasting and transmission establishment;
(ii) a community club;
(iii) a day nursery;
(iv) an office;
(v) a hotel or motel;
(vi) the following uses in conjunction with and within the same office building or hotel/motel, provided that the total gross floor area of the following uses combined is not more than 15 percent of the total gross floor area of the office building or hotel/motel:

(a) a bank, trust company or financial institution;
(b) a retail establishment;
(c) a personal service shop;
(d) a dry cleaning and laundry distribution establishment;
(e) a dining room restaurant;
(f) a convenience store; and,
(g) a recreational facility or structure;

(vii) the following uses in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses combined is not more than 929 square metres (10,000 square feet):

(a) a bank, trust company or financial institution;
(b) a personal service shop;
(c) a convenience restaurant or a take-out restaurant
(d) a dry cleaning and laundry distribution establishment; and,
(e) a convenience store;

(viii) a banquet hall having a gross floor area of up to 6968 square metres (75,000 square feet), which may thereafter be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the size of the banquet hall;

3. ACCESSORY

(i) an associated educational use;
(ii) a retail outlet operated in connection with a particular purpose permitted by section 4.a)1.(i), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use; and;
(iii) purposes accessory to the other permitted purposes.

b) the lands shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 1.2 hectares;

2) the minimum building setback from Steeles Avenue East shall be 24.0 metres and the minimum building setback for all buildings and structures (above and below ground), including roads and driveways, from the Highway No. 407/transitway corridor shall be 14.0 metres;

3) Maximum Building Height: 17.0 metres, save and except for an office building and hotel/motel, which shall be permitted having a maximum building height of 8 storeys;

4) a 9.0 metre wide landscaped open space strip shall be provided abutting Steeles Avenue East and the Highway No. 407/transitway corridor, except at approved access locations;

5) Maximum Lot Coverage:

(a) for the purposes listed under sections 4.a)1. and 4.a)2.(i to iii, inclusive), and purposes accessory thereto: 45 percent;
(b) for the purposes listed under section 4.a)2(iv to viii, inclusive), and purposes accessory thereto: 25 percent;

6) the purposes permitted under section 4.a)1. shall not be permitted within a multi-unit industrial mall;

7) the opening for waste disposal and loading facilities of any building shall face away from Steeles Avenue East, Highway No. 407, and any abutting lands proposed to be developed for a transitway station;

8) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;

9) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;

10) an adult video store, a massage parlour, an adult entertainment parlour or an amusement arcade shall not be permitted; and,

11) no outdoor display and/or sales or storage shall be permitted.

c) the lands shall be subject to the requirements and restrictions of the "Industrial One (M1)" zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.

CARRIED

F. POLICY PLANNING REPORTS

F 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated May 3, 2002, re: **PROPOSAL TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33LA).

PB126-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated May 3, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **PROPOSAL TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33LA) be received; and

That a non-statutory public meeting be held on June 12, 2002 to consult wit the residents of the Churchville Heritage Conservation District and residents and owners with the lands affect by the proposed amendment; and

That the subject staff report be circulated to the Ministry of Tourism Culture and Recreation and Ontario Heritage Foundation for comment; and

That subject to the results of the document circulation and non-statutory public meeting, staff be directed to report back to Planning and Building Committee on the results, and to submit a By-law to Council for approval and submission to the Ontario Municipal Board.

CARRIED

F 2. Report from M. Majeed, Policy Planner, Planning, Design and Development dated May 7, 2002, re: **STATUS REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26S 45).

Staff responded to questions with respect to the impact of the rapid rate of growth throughout the City. Staff were asked if growth management polices will be considered as part of the Credit Valley Secondary Plan. Staff explained that the current draft secondary plan has enabling policies for growth management. Regional Councillor Palleschi noted that the Springbrook Executive Housing Group and the Williams Parkway Group have an interim servicing permission subject to the growth management program.

PB127-2002 That report from M. Majeed, Policy Planner, Planning, Design and Development dated May 7, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **STATUS REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26S 45) be received; and

That prior to reporting back to Council with a recommendation report, staff be directed to hold an open house to enable further review by the general public of the proposed Official Plan Amendment of the Credit Valley Secondary Plan; and

That staff be directed to report back to the Planning and Building Committee with the results of the public meeting, open house and the landowners/staff/external agencies workshop and a final recommendation.

CARRIED

* F 3. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development dated May 3, 2002, re: **CONFERENCE REPORT – SUSTAINABLE COMMUNITY DEVELOPMENT** (File G75 ST).

PB128-2002 That the report from D. Waters, Manager, Land Use Policy, Planning, Design and Development dated May 3, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **CONFERENCE REPORT – SUSTAINABLE COMMUNITY DEVELOPMENT** (File G75 ST) be received; and

That staff from the City's Operating departments in accordance with Table 1 on page 4 of the subject report be directed to investigate in detail the programs offered by the Federation of Canadian Municipalities, including the Partners for Climate Protection Program and report back to Council with a final recommendation.

CARRIED

F 4. Report from A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development and O. Iziren, Policy Planner, Planning, Design and Development dated May 9, 2002, re: **INFORMATION REPORT – DRAFT MUNICIPAL HOUSING FACILITY BY-LAW – REGION OF PEEL** (File C51 GR).

Staff advised that the Region of Peel is seeking support of area municipalities for a proposed Municipal Housing Facility By-law which would allow the Region of Peel to provide financial incentives to homebuilders to provide affordable housing within the Region of Peel.

Discussion took place with respect to the financial, legal and policy implications for the City if the Region was to enact the by-law. Further discussion took place with respect to the premature consideration of the proposed by-law by the Region of Peel due to pending potential grants from the Federal Government.

A request was made for City Staff to secure a copy of the City of Mississauga's report on their position in this matter.

Direction was given

- **That staff coordinate a workshop to include staff and Council Members from the Region of Peel, City of Brampton, City of Mississauga and Town of Caledon to discuss the Region of Peel Draft Municipal Housing Facility By-law; and**

  That a copy of the City of Mississauga staff presentation and the detailed report with respect to the draft by-law be circulated to the Members of Council.

PB129-2002 That the report from A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development and O. Iziren, Policy Planner, Planning, Design and Development dated May 9, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **INFORMATION REPORT – REGION OF PEEL DRAFT MUNICIPAL HOUSING FACILITY BY-LAW** (File C51 GR) be received; and

That a copy of the subject report be forwarded to the Region of Peel Housing and Property Department for information; and

That the Region of Peel be requested not to enact the draft Municipal Housing Facility By-law until more information is received, the issues identified in the subject report are addressed and a formal City of Brampton position is provided.

CARRIED

G. BUILDING AND ZONING REPORTS

* G 1. Report from B. Lee, Associate Director, Special Projects, Planning, Design and Development and K. Pounder, Zoning Planner, Planning, Design and Development dated April 15, 2002, re: **HOUSEKEEPING AMENDMENTS TO BY-LAW 56-83** (File P42GO).

PB130-2002 That the report from B. Lee, Associate Director, Special Projects, Planning, Design and Development and K. Pounder, Zoning Planner, Planning, Design and Development dated April 15, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 56-83** (File P42GO) be received; and

That staff be directed to prepare the necessary by-law to amend Comprehensive Zoning By-law 56-83, as amended, to correct the errors of formatting, wording or references etc. outlined in the subject report to be presented directly to Council.

CARRIED

H. COMMUNITY DESIGN – PARKS PLANNING AND DEVELOPMENT REPORTS

H 1. Report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development, and S. Bodrug, Landscape Architect, Planning, Design and Development dated April 29, 2002, re: **DOWNTOWN OUTDOOR FURNITURE** (File R17.DO).

PB131-2002 That the report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development, and S. Bodrug, Landscape Architect, Planning, Design and Development dated April 29, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **DOWNTOWN OUTDOOR FURNITURE** (File R17.DO) be received.

CARRIED

H 2. Report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development and W. Fischer, Landscape Architect, Planning, Design and Development dated May 3, 2002, re: **SUPERBUILD UPDATE** (File F66.SU).

Staff advised that this is a status report and that future reports on the Superbuild will be directed to the Community Services Committee.

PB132-2002 That the report from K. Walsh, Director, Community Design, Parks Planning and Development, Planning, Design and Development and W. Fischer, Landscape Architect, Planning, Design and Development dated May 3, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **SUPERBUILD UPDATE** (File F66.SU) be received.

CARRIED

I. ENGINEERING AND DEVELOPMENT SERVICES

I 1. Report from B. Hale, Supervisor of Transportation Planning, Planning Design and Development, dated May 10, 2002, re: **STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File P40TRAN)

PB133-2002 That the report from B. Hale, Supervisor of Transportation Planning, Planning Design and Development, dated May 10, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File P40TRAN) be received; and

That the Transportation and Transit Master Plan Terms of Reference as outlined in Appendix 1 to the subject report be endorsed; and

That the following Members of Council be appointed to the Transportation and Transit Master Plan Steering Committee:

Regional Councillor Palleschi (Chair of Planning, Design and Development Committee)
Regional Councillor Miles
City Councillor Metzak

That staff be directed to select a preferred consultant following interviews of the short-listed consultants to commence the Transportation and Transit Master Plan Study in accordance with the Terms of Reference outlined in Appendix 1 of the subject report.

CARRIED

J. BRAMPTON HERITAGE BOARD MINUTES - nil

K. OTHER/NEW BUSINESS

K 1. Report from J. Marshall, Commissioner, Planning, Design and Development dated May 7, 2002, re: **NAME OF THE PLANNING AND BUILDING COMMITTEE AND PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT COMMITTEE REPORTING PROTOCOL** (File A00GE).

PB134-2002 That the Report from J. Marshall, Commissioner, Planning, Design and Development dated May 7, 2002 to the Planning and Building Committee Meeting of May 22, 2002, re: **NAME OF THE PLANNING AND BUILDING COMMITTEE AND PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT COMMITTEE REPORTING PROTOCOL** (File A00GE) be received; and

That the name of the Planning and Building Committee be changed to the Planning, Design and Development Committee; and

That the proposed protocol as outlined in the subject report setting out to which committees the Planning, Design and Development Department reports and issues be adopted.

CARRIED

L. CORRESPONDENCE - nil

M. REFERRED MATTERS

M 1. **List of Planning, Design and Development -referred matters.**

PB135-2002 That the List of Planning, Design and Development Referred matters to the Planning and Building Committee Meeting of May 22, 2002 be received.

CARRIED

N. DEFERRED MATTERS - nil

O. QUESTION PERIOD - nil

P. PUBLIC QUESTION PERIOD

P 1. Brian Johnston, Community Advocate for Mental Health Issues in the City of Brampton presented a copy of the Population Growth and Demographic Changes in Halton-Peel, Phase 1 Report: Demographic Analysis, September, 2000 prepared by the Halton-Peel District Health Council. A copy was given to the City Clerk to circulate it to the Members of Council.

Q. ADJOURNMENT

PB136-2002 That this Planning and Building Committee do now adjourn to meet again on Monday, June 3, 2002 at 7:00 p.m. or at the call of the Chair.

CARRIED

JUNE 3, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present: Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**)

Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3 arrived 7:56 p.m.
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent: Regional Councillor L. Bissell – Wards 1 and 5 (other municipal business)
Regional Councillor R. Begley – Wards 8 and 9 (other municipal business)
Councillor P. Richards - Wards 8 (illness)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development ,
B. Winterhalt, Associate Director, Policy, Growth and Management
R. Bino, Director of Engineering and Development Services
D. Waters, Manager, Land Use Policy
K. Ash, Manager, Development Services
P. Snape Manager, Development Services
D. Kraszewski, Manager, Development Services
N. Grady, Development Planner
A. Parsons, Development Planner
R. Nykyforchyn, Development Planner
P. Cooper, Policy Planner
B. Steiger, Development Planner
M. Gervais, Development Planner
D. Babulal, Development Planner

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator, Clerk's Office

The meeting was called to order 7:10 p.m. and adjourned at 11:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD137-2002**	**APPROVAL OF THE AGENDA**
B .		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PDD139-2002**	**REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE)
D 2.	**PDD140-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5)
D 3.	**PDD141-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- METRUS DEVELOPMENTS INC. – WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E16.2)
D 4.	**PDD142-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – SOUTHWEST CORNER OF FAIRGLEN AVENUE AND PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52)
D 5	**PDD143-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- MARQUEE HOTELS LTD. – WESTCREEK BOULEVARD – NORTH OF HIGWHAY 407 AND EAST OF HIGHWAY 410 – WARD 3** (File T2E14.7)
D 6.	**PDD144-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLB URBAN PLANNERS LIMITED – (FRANCES SIRMACHESKY) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10** (File C7E11.6)
D 7.	**PDD145-2002**	**INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HUNTS POINT ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.2).
D 8.	**PDD146-2002**	**INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HIGHSPRING ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.2)
D 9.	**PDD147-2002**	**INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.3)

D 10. PDD148-2002 **INFORMATION REPORT- DRAFT PLANS OF SUBDIVISION AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLEN SCHNARR & ASSOCIATES INC. – ORLANDO CORPORATION – SOUTH EAST AND SOUTH WEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD - WARD 10** (Files T5W15.2 and T6W15.2)

D11. PDD138-2002 **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GREAT GULF (BRAMPTON) LIMITED – SOUTHEAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W13.2B).

E 1. PDD149-2002 **DELEGATION -INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35)

F 1. PDD149-2002 **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35).

F 2. PDD150-2002 **RECOMMENDATION REPORT- PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- MIA PROPERTIES LIMITED – NORTH OF SANDALWOOD PARKWAY WEST - WEST SIDE OF VAN KIRK DRIVE – WARD 2** (File C1W14.10)

F 3. PDD151-2002 **STATUS REPORT - VALES NORTH SECONDARY PLAN AND THE LOCATION OF DESIGNATED SCHOOL BLOCKS – EAST OF AIRPORT ROAD – NORTH OF COUNTRYSIDE DRIVE – SOUTH OF MAYFIELD ROAD AND WEST OF GOREWAY DRIVE - WARD** 10 (Files C7E17.6, C7E17.5, C7E17.7, C7E16.2 and C7E16.3)

F 4. PDD152-2002 **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK SWEET & ASSOCIATES - NEW FONTESELVA INVESTMENTS – SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD– WARD 10** (File C10E5.10)

F 5. PDD153-2002 **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- KINGDOM LIFE APOSTOLIC TEMPLE – NORTH EAST CORNER OF WEST STREET AND QUEEN STREET WEST - WARD 5** (File C1W6.62)

F 6. PDD154-2002 **RECOMMENDATION REPORT- CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6)

F 7. **Note: Item Renumbered as Item D 11**

F 8. PDD155-2002 **RECOMMENDATION REPORT- 1396583 ONTARIO LIMITED (TEAM THREE - FREED HOMES) -APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM –**

SOUTH SIDE OF STEELES AVENUE WEST – EAST OF THE INTERSECTION OF MCLAUGHLIN ROAD AND STEELES AVENUE WEST - WARD 3 (File T1W15.27)

G. **POLICY PLANNING REPORTS**

H 1. **PDD156-2002** **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2002** (File B11)

I. **COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

J 1. **PDD157-2002** **SUBDIVISION ASSUMPTION - (728184 ONTARIO LTD. – SANROSE SUBDIVISION – PLAN 43M-1351) - WARD 4** (File T2W14.3),

J 2. **PDD158-2002** **SUBDIVISION ASSUMPTION - WARDS 6, 10 & 11** (File C1W9.2).

K. **PDD159-2002** **MINUTES - THE BRAMPTON HERITAGE BOARD MEETING- MAY 21, 2002**

M 1. **PDD160-2002** **LIST OF PLANNING, DESIGN AND DEVELOPMENT- REFERRED MATTERS**

N 1. **PDD161-2002** **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA)

N 2. **PDD162-2002** **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA)

O 1 **PDD140-2002** CORRESPONDENCE - **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

O 2. **PDD140-2002** **PETITION – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

O 3. **PDD140-2002** **PETITION – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

P. **QUESTION PERIOD**

Q. **PUBLIC QUESTION PERIOD -nil**

R. **PDD163-2002** **ADJOURNMENT**

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REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

A. APPROVAL OF THE AGENDA

PDD137-2002 That the agenda for the Planning, Design and Development Committee Meeting dated June 3, 2002, be amended to renumber Development Team Report F7 as Public Meeting Report D11, and to add:

Correspondence Item O1

Correspondence from Ms. J. D'Silva, 109 Letty Avenue, dated June 3, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

Correspondence Item O2.

Petition submitted by the residents in the area of Chinguacousy Road and Sterritt Drive, dated May 23, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

Correspondence Item O3

Petition from Mr. Trevor Walker, 8 Spalding Gate, Brampton, et al, dated, May 23, 2002, from the Chinguacousy Road and Sterritt Drive area, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

Delegation E 1

Delegations, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTHWEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35).

1. Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton
2. Mr. Dave Arora, Delta Engineering Services, on behalf of Ramgarhia Association
3. Mr. Gurmail Saggu, President, Ramgarhia Association

CARRIED

B. CONFLICTS OF INTEREST

City Councillor J. Hutton declared a conflict of interest with respect to Item D11, re: RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GREAT GULF (BRAMPTON) LIMITED – SOUTHEAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST, as he has real estate interest in the property.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F2, F4, F5, F8, H1, J1, J2, K1, M1, N2)

D. PUBLIC MEETING REPORTS

D 1. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated May 10, 2002, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, appeared before Committee on behalf of two clients who have an interest in developing residential units in downtown Brampton. He presented written submissions and verbally outlined comments, observations and suggested revisions to the proposed incentive grant program. He also indicated that his clients support the staff recommendations.

PDD139-2002

1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated May 10, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That the two written submissions from Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, dated June 3, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received;

3. That staff be directed to report back to the Planning and Design and Development Committee with results of the public meeting and a final recommendation.

CARRIED

D 2. Report from K. Ash, Manager of Development Services, Planning, Design and Development, and D. Babulal, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5).

Members of the public present requested a presentation of the proposal.

Ms. Deborah Babulal, gave a presentation and provided details of the proposal.

Ms. Sharan Walia, 86 Mannel Crescent, Brampton, on behalf of some residents in the area expressed concerns regarding the proposed long term care facility which included the impact of the facility on the lifestyle of the community with respect to noise and increased traffic in the area. She advised Committee that the residents do not support the proposal as they had been advised by the builder that a plaza would be constructed at that location.

PDD140-2002

1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, and D. Babulal, Development Planner, Planning, Design and Development, dated May 6, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED - LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) be received; and

2. That the correspondence from Ms. J. D'Silva, 109 Letty Avenue, dated June 3, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) be received; and,

3. That the petition submitted by the residents in the area of Chinguacousy Road and Sterritt Drive, dated May 23, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) be received; and,

4. That the petition from Trevor Walker, 8 Spalding Gate, et al, dated, May 23, 2002, from the Chinguacousy Road and Sterritt Drive area, to the Planning, Design and Development Committee of June 3, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5), be received; and

5. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from K. Ash, Manager of Development Services, Planning, Design and Development, and D. Babulal, Development Planner, Planning, Design and Development, dated May 6, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- METRUS DEVELOPMENTS INC. – WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E16.2).

No members of the public appeared before Committee for this item.

PDD141-2002

1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, and D. Babulal, Development Planner, Planning, Design and Development, dated May 6, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- METRUS DEVELOPMENTS INC. – WELLINGTON CATHOLIC SECONDARY SCHOOL – NORTH WEST CORNER OF COUNTRYSIDE DRIVE AND TORBRAM ROAD – WARD 10** (File C5E16.2).

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and M. Gervais, Development Planner, Planning, Design and Development, dated May 13, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – SOUTHWEST CORNER OF FAIRGLEN AVENUE AND PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52).

Members of the public present requested a presentation of this item.

Ms. M. Gervais gave a presentation and provided details of the proposed amendment.

Mr. Doron Armani, on behalf of the applicant, advised that he has met with staff to address the issues raised by the residents including traffic congestion, school accommodation, density and driveway location. He indicated and that he is willing to meet with the residents of the community to discuss their concerns further and come to a mutual agreement.

Mr. Frank Raymond, 4 Harmsworth Avenue, Brampton, expressed concerns regarding increased traffic and the density of the neighbourhood. He requested Committee to consider single family homes or light industrial development for the area.

Mr. John Shrama, 13 Sunset Boulevard, Brampton, expressed concerns which included density, traffic congestion, access to the proposed units, and safety of the children attending Glendale Public School.

Mr. Helmut Flemming, 45 Fairglen Avenue, Brampton, expressed concerns which included the location of the driveways for proposed units, increased traffic, and the impact the proposal would have on the value of properties in the area.

Ms. Diane Wright, 18 Rosedale Avenue, Brampton expressed concern that the proposed development will increase traffic in the neighbourhood and that stop signs would not ease the congestion.

Mr. Mark Hodgkinson, 26 Pleasantview Road, Brampton, expressed concerns regarding increased traffic and suggested that people should be allowed to own the proposed units.

Mr. Angus Gordon, 41 Fairglen Avenue, Brampton, suggested that the proposed development would have a negative impact on the community.

Mr. Geri Malloy, 2 Glendale Avenue, Brampton, expressed concerns regarding location of driveways and advised that he has not seen any ideas from the applicant with regards to the concerns raised by the residents.

Mr. Jim Mallen, 36 Fairglen Avenue, Brampton, indicated that he agreed with all the comments and concerns stated by the members of the public who appeared before Committee.

Mr. Aime Bouffard, 1 Glendale Avenue, Brampton, suggested that the Glendale Public School should be contacted regarding the proposal rather than the Peel District School Board. Note: it was explained that under legislation it is the School Board that is required to make comment on development applications.

PDD142-2002 1. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and M. Gervais, Development Planner, Planning, Design and Development, dated May 13, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- DANIELS**

CORPORATION – 1 PLEASANTVIEW AVENUE – SOUTHWEST CORNER OF FAIRGLEN AVENUE AND PLEASANTVIEW AVENUE – WARD 5 (File C1W7.52) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and M. Gervais, Development Planner, Planning, Design and Development, dated May 13, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- MARQUEE HOTELS LTD. – WESTCREEK BOULEVARD – NORTH OF HIGWHAY 407 AND EAST OF HIGHWAY 410 – WARD 3** (File T2E14.7).

No members of the public appeared before Committee for this item.

PDD143-2002 1. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and M. Gervais, Development Planner, Planning, Design and Development, dated May 13, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- MARQUEE HOTELS LTD. – WESTCREEK BOULEVARD – NORTH OF HIGWHAY 407 AND EAST OF HIGHWAY 410 – WARD 3** (File T2E14.7) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 15, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLB URBAN PLANNERS LIMITED – (FRANCES SIRMACHESKY) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10 –** (File C7E11.6).

No members of the public appeared before Committee for this item.

PDD144-2002 1. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 15, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLB URBAN PLANNERS LIMITED – (FRANCES SIRMACHESKY) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10** (File C7E11.6) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HUNTS POINT ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.2).

No members of the public appeared before Committee for this item.

PDD145-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HUNTS POINT ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.2).

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 8. Report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HIGHSPRING ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.2).

At the request of a member of the public, a presentation regarding this application was made.

Mr. B. Steiger gave a presentation outlining details of the proposal.

Mr. Gord Parr, 9841 Goreway Drive, expressed concerns regarding increased traffic and the closeness of the proposed roadway with respect to his property. He suggested to Committee that the roadway should be moved away from his property and indicated that he would not support the application if his concerns are not considered.

PDD146-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- HIGHSPRING ESTATES INC. – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E10.2) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 9. Report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.3).

No members of the public appeared before Committee for this item.

PDD147-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE – SOUTH OF CASTLEMORE ROAD - WARD 10** (File C8E8.3) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 10. Report from P. Snape, Manager of Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 21, 2002, re: **INFORMATION REPORT- DRAFT PLANS OF SUBDIVISION AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLEN SCHNARR & ASSOCIATES INC. – ORLANDO CORPORATION – SOUTH EAST AND SOUTH WEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD - WARD 6 -** (Files T5W15.2 and T6W15.2).

No members of the public appeared before Committee for this item.

PDD148-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 21, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- DRAFT PLANS OF SUBDIVISION AND APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GLEN SCHNARR & ASSOCIATES INC. – ORLANDO CORPORATION – SOUTH EAST AND SOUTH WEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD - WARD 10** (Files T5W15.2 and T6W15.2) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 11. Report from K. Ash, Manager of Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated May 10, 2002, to the Planning, Design and Development Committee of June 3, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GREAT GULF (BRAMPTON) LIMITED – SOUTHEAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W13.2B).

This item was brought forward to be dealt with under Public Meeting Reports.

No members of the public appeared for this item.

PDD138-2002

1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated May 10, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- GREAT GULF (BRAMPTON) LIMITED – SOUTHEAST CORNER OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W13.2B).

2. That subject to the results of the June 3, 2002 public meeting and staff's circulation of the subject application for comments, that the application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law;

3. That staff be authorized to further red-line revise the draft approved plan for subdivision 21T-01011B (dated revised April 9, 2002) owned by the proponent to incorporate the subject lands for additional residential purposes;

4. That no further public meeting beyond the June 3, 2002 public meeting be convened regarding the incorporation of the subject lands as part of draft approved plan for subdivision 21T-01011B (dated revised April 9, 2002);

5. That prior to the adoption of the Official Plan Amendment, outstanding final comments and/or conditions of draft plan approval from externally circulated agencies and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

6. That prior to the issuance of the City's Notice of Decision to Amend Conditions of Draft Approval for plan 21T-01011B to reflect the incorporation of the subject lands within the plan, the Official Plan amendment shall be approved and in force;

7. That prior to the issuance of the City's Notice of Decision to Amend Conditions of Draft Approval for plan 21T-01011B to reflect the incorporation of the subject lands within the plan, any necessary corresponding revisions identified by the City to be undertaken to the site-specific Functional Servicing Report submitted in support of Plan 21T-01011B shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services;

8. That prior to the issuance of the City's Notice of Decision to Amend Conditions of Draft Approval for plan 21T-01011B to reflect the incorporation of the subject lands within the plan, a corresponding addendum to the final Detailed Noise Report prepared for Plan

21T-01011B shall be submitted for preliminary review by the City to ensure that the revised plan facilitates the provision of appropriate noise attenuation treatment in the vicinity of the southeast corner of Creditview Road and Sandalwood Parkway West;

9. That prior to the issuance of the City's Notice of Decision to Amend Conditions of Draft Approval for plan 21T-01011B to reflect the incorporation of the subject lands within the plan, the applicant shall execute an amended preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within Plan 21T-01011B not already registered under Plan 43M-1514;

10. That a further public meeting not be convened regarding the incorporation of additional lands and the red-line revisions to Lots 1 to 17, inclusive, Lots 34 to 53, inclusive, Lots 68 to 78, inclusive, Blocks 18 to 20, inclusive, Blocks 54 to 56, inclusive, and Blocks 62 to 67, inclusive, on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998).

11. That staff be authorized to issue the Notice of Decision to Amend Conditions of Draft Plan Approval at such time as: (a) all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City; and, (b) any and all concerns raised at the June 3, 2002 public meeting have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

E. DELEGATIONS

E 1. Delegations, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTHWEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35).

1. Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton
2. Mr. Dave Arora, Delta Engineering Services, on behalf of Ramgarhia Association
3. Mr. Gurmail Saggu, President, Ramgarhia Association

Ms. Marisa Parisi, advised that the staff report does not address her previous concerns which included storage of garbage, parking and the use of the proposed temple as a place of refuge. She suggested that more advance notice of this meeting was required and indicated that has not been able to fully review the report.

Mr. Dave Arora, on behalf of the applicant, indicated that the concerns of the residents have been addressed including storage of garbage and the use of the temple as place of refuge. He confirmed that a traffic impact study has been submitted and is currently under review by staff. He requested that Committee expedite the site plan process as the community needs a place of worship.

Mr. Gurmail Saggu, President, Ramgarhia Association, responded to concerns expressed by Ms. Parisi and also informed Committee that the proposed temple is being built to serve everyone in the community.

Staff responded to questions from Committee regarding the concerns of the delegations. Staff also advised that a meeting is proposed with the applicants prior to the next meeting of Planning, Design and Development Committee to further address the residents' concerns.

Item F1 was brought forward and dealt with at this time.

PDD149-2002

1. That the delegations to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35) be received;
   1. Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton
   2. Mr. Dave Arora, Delta Engineering Services, on behalf of Ramgarhia Association
   3. Mr. Gurmail Saggu, President, Ramgarhia Association, and

2. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35) **be deferred** to the next Planning, Design and Development Committee Meeting scheduled to be held on June 17, 2002.

CARRIED

F. DEVELOPMENT TEAM REPORTS

F 1. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD149-2002

* F 2. Report from, D. Kraszewski, Manager of Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, re: **RECOMMENDATION REPORT- PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- MIA PROPERTIES LIMITED – NORTH OF SANDALWOOD PARKWAY WEST - WEST SIDE OF VAN KIRK DRIVE – WARD 2** (File C1W14.10).

PDD150-2002

1. That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **RECOMMENDATION REPORT- PROPOSED AMENDMENTS TO A DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW- MIA PROPERTIES LIMITED – NORTH OF SANDALWOOD PARKWAY WEST - WEST SIDE OF VAN KIRK DRIVE – WARD 2** (File C1W14.10) be received; and,

2. That prior to issuing the notice of decision to amend the draft plan and draft plan conditions, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

3. That prior to the issuance of draft plan approval the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law, subject to the following conditions:

   1. shall only be used for the purposes permitted in a R1D zone.
   2. shall be subject to the following requirements and restrictions:

      (a) Minimum Lot Area: 315 square metres

      (b) Minimum Lot Width:

      Interior Lot: 12.0 metres
      Corner Lot: 13.8 metres

      (c) Minimum Lot Depth: 26 metres

      (d) Minimum Front Yard Depth:

      6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.

      (e) Minimum Rear Yard Depth:

      7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.

      (f) Minimum Exterior Side Yard Width:

      3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres.

      (g) Minimum Interior Side Yard Width:

      a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

      b) 1.2 metres where the sideyard abuts a public walkway or a non-residential zone.

      (h) Minimum Landscaped Open Space

      a) 40 % of the minimum front yard area; and ,
      b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.

(i) The following provisions shall apply to garages:

a) the maximum garage door width shall be 5.5 metres:
b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
c) the garage door width restriction does not apply to the garage door facing the flankage lot line;
d) the interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

(j) No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.

4. That staff be authorized to issue the notice of decision to amend the draft plan and conditions of draft plan approval to include the following:

1. The subdivision plan dated August 28, 2001 as prepared by KLM Planning Partners Inc. shall comprise the draft approved plan;

2. Delete draft plan conditions 55 and 72 as confirmed by Credit Valley Conservation;

3. Delete any conditions that refer to Future development Block 54, including conditions 26, 42, 47, 67 and the reference to Block 54 in condition 58.

4. As confirmed by the Building Division, Delete condition 65 that requires the decommissioning of the former Solda and Willett properties comprising other lands being developed by the applicant.

5. As requested by the Legal Services Department; add the following condition:

The applicant shall permit any telecommunications providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act or a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act that has entered into a Municipal Access Agreement with the City ("Telecommunications Providers") to locate their plant in a common trench in any road allowance within the Plan. The City will provide a list of Telecommunications Providers to the applicant as in the attached Schedule. Within 10 business days of the delivery of the preservicing letter the applicant shall notify all Telecommunications Providers of the Plan and request that the Telecommunications Providers contact the applicant directly if they intend to locate its plant in any road allowance within the Plan. The applicant shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common trench within the road allowance, and the applicant shall provide evidence of same satisfactory to the City. Until such installation is completed the Developer shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a common trench in the road allowance. The applicant shall install, at its own expense, 100mm diameter ducts at all road crossings for the use of telecommunications providers.

The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The applicant acknowledges and agrees that the City may refuse to accept or assume any or all streets within the Plan until the provisions of this section have been complied with.

6. As confirmed by the Legal Services Department and the Engineering and Development Services Division the following additional condition:
The applicant shall provide a 3.0 metre wide easement over the westerly limit of Block 41 for the purposes of a sanitary sewer easement.

7. All necessary administrative changes to lot and block references and numbering to reflect the new draft approved plan, including any wording changes necessary to update the conditions of draft plan approval to reflect the wording of the current conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions.

CARRIED

F 3. Report from P. Snape, Manager of Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated May 21, 2002; re: **STATUS REPORT - VALES NORTH SECONDARY PLAN AND THE LOCATION OF DESIGNATED SCHOOL BLOCKS – EAST OF AIRPORT ROAD – NORTH OF COUNTRYSIDE DRIVE – SOUTH OF MAYFIELD ROAD AND WEST OF GOREWAY DRIVE - WARD 10** (Files C7E17.6, C7E17.5, C7E17.7, C7E16.2 and C7E16.3).

PDD151-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated May 21, 2002; to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **STATUS REPORT - VALES NORTH SECONDARY PLAN AND THE LOCATION OF DESIGNATED SCHOOL BLOCKS – EAST OF AIRPORT ROAD – NORTH OF COUNTRYSIDE DRIVE – SOUTH OF MAYFIELD ROAD AND WEST OF GOREWAY DRIVE - WARD 10** (Files C7E17.6, C7E17.5, C7E17.7, C7E16.2 and C7E16.3) be received; and,

2. That staff be directed to draft approve plans of subdivision, with school blocks proposed in a location and size in conformity with the Vales North Secondary Plan, subject to the confirmation of facility fit plans by School Boards, and any outstanding conditions being satisfied prior to the issuance of draft approval.

CARRIED

* F 4. Report from P. Snape, Manager of Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated May 6, 2002; re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK SWEET & ASSOCIATES - NEW FONTESELVA INVESTMENTS – SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD – WARD 10** (File C10E5.10).

PDD152-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and A. Parsons, Development Planner, Planning, Design and Development, dated May 6, 2002; to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN TO ELIMINATE A "PLACE OF WORSHIP" – PATRICK**

SWEET & ASSOCIATES - NEW FONTESELVA INVESTMENTS – SOUTH OF EBENEZER ROAD AND EAST OF THE GORE ROAD– WARD 10 (File C10E5.10) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate amendment to the Bram East Secondary Plan to exempt the subject property from the "Place of Worship" reserve policy.

CARRIED

* F 5. Report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- KINGDOM LIFE APOSTOLIC TEMPLE – NORTH EAST CORNER OF WEST STREET AND QUEEN STREET WEST - WARD 5** (File C1W6.62).

PDD153-2002 1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and B. Steiger, Development Planner, Planning, Design and Development, dated May 16, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- KINGDOM LIFE APOSTOLIC TEMPLE – NORTH EAST CORNER OF WEST STREET AND QUEEN STREET WEST - WARD 5** (File C1W6.62) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council subject to the following conditions:

1. That prior to the enactment of the amending zoning by-law the owner shall enter into a development agreement with the City, which shall contain the following provisions:

a) The owner shall convey to the City, a road widening along Queen Street West and West Street and to provide for a daylight triangle at the intersection of Queen Street and West Street to the satisfaction of the City.
b) The owner shall make arrangements, satisfactory to the City, to accommodate any encroachment of the existing building/parking onto the as-widened City road allowance.
c) The owner shall provide a landscape plan to indicate a landscape buffer between the parking area and municipal side walkway, to the satisfaction of the City.
d) That any alterations made to the outside of the existing building shall be subject to architectural review by the Planning, Design and Development Department.

2. That the implementing zoning by-law rezone the lands in accordance with the following:

2.1 by adding the following as permitted uses on the site:
a) a retail establishment with no outside storage;
b) a convenience store;
c) a service shop;
d) a personal service shop;
e) a bank, trust company and finance company;
f) an office;
g) a dry cleaning and laundry distribution station;

h) a printing or copy establishment;
i) a commercial school;
j) a health centre;
k) a custom workshop;
l) a radio/television broadcasting/transmission establishment;

2.2 That for those permitted uses under section 2.1 above, no loading spaces are required.

CARRIED

F 6. Report from P. Snape, Manager of Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 21, 2002, re: **RECOMMENDATION REPORT- CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6).

Staff responded to questions regarding the use and ownership of the Valleylands referred to in Condition C 3 (a) of the recommendations. The following motion was then made:

That Condition C 3(a) to the Draft Plan of Subdivision as follows:

> "Prior to registration, the applicant shall make arrangements, satisfactory to the City, to enter into an agreement which states that Valleyland Blocks 8 and 9, and Tableland Blocks 4 and 7 shall remain in the ownership of the applicant during the use of these lands as a golf course. Once these lands cease to be used for a golf course, these lands shall be conveyed to the City for public use. A condition of the agreement, will be that the applicant will undertake to maintain the valley side slope in a stable and acceptable condition for these blocks and for Blocks 3, 5, and 6",

be **referred back** to staff to clarify the retention of ownership of the Valleylands while the lands are being used as a golf course and report to the Council Meeting scheduled to be held on June 10, 2002.

PDD154-2002 A. That the report from P. Snape, Manager of Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated May 21, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **RECOMMENDATION REPORT- CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6) be received; and,

B. That the subject application be approved and staff be authorized to prepare the appropriate documents, and issue notice of draft approval subject to the following with the exception of Condition C 3(a) which is referred to staff for a report to the Council Meeting scheduled to be held on June 10, 2002.

1. Prior to the adoption of the Official Plan Amendment, outstanding final comments shall be received from the Legal Services Department, and the Toronto and Region Conservation Authority, and that any appropriate conditions of approval, including revisions to the plan and physical layouts resulting from these comments shall be included.

2. Prior to the issuance of draft plan approval, the applicant shall make arrangements, satisfactory to the City, to rescind draft approval on Application 21T-90 014B and close files C9E6.4 and C9E7.4.

3. Prior to the issuance of draft plan approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

4. Prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

5. Prior to the issuance of draft plan approval, the applicant shall submit a revised, preliminary noise study to the satisfaction of the City.

6. Prior to the issuance of draft approval, the applicant shall submit a revised Preliminary Servicing Study, to the satisfaction of the Works and Transportation Department.

7. Prior to the issuance of draft approval, the applicant shall prepare detailed community design guidelines, for the review and approval of the City, pursuant to the Bram East Secondary Plan policies. The guidelines shall include design parameters for features and facilities such as but not limited to:
   (i) the general intended visual character of the area as viewed from the streets and other public open spaces,
   (ii) the creation or enhancement of special visual features including views, vistas and landmarks,
   (iii) the intended building architecture,
   (iv) boulevard and buffer landscaping and noise barrier treatments, and
   (v) the arrangement of above ground utilities equipment , benches, other streetscape furniture and decorative street lighting

8. Prior to the issuance of draft plan approval, the applicant shall secure an Official Plan Amendment:

   (a) To amend the Official Plan's land use schedule, by changing that portion of the site designated "Business Industrial" to "Residential"; and,

   (b) To amend the Bram East Secondary Plan's policies and the land use schedule, by changing the "Cluster/High Density Residential", "Mixed Commercial/ Industrial, and a portion of the "Private Commercial Recreation" designations to that of "Low/Medium Density", and by adding an "Institutional: Elementary School" designation. In addition, the "Private Commercial Recreation" designation will be revised to delete the permissions for low and high density residential development, a hotel, a conference centre, and restaurants.

C. That at such time as all conditions to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, draft approval shall be subject to the following:

1. Any necessary red-line revisions to the draft plan identified by staff, including a requirement for a 15 metre by 15 metre site triangles at the intersection of Streets A and Ebenezer Road, and including a requirement for a golf cart and pedestrian underpass to be shown on Street "A" to connect Blocks 5 and 6.

2. All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development; and,

3. The following conditions shall be included within the list of conditions of draft approval, except Condition (a), as follows:

   "Prior to registration, the applicant shall make arrangements, satisfactory to the City, to enter into an agreement which states that Valleyland Blocks 8 and 9, and Tableland Blocks 4 and 7 shall remain in the ownership of the applicant during the use of these lands as a golf course. Once these lands cease to be used for a golf course, these lands shall be conveyed to the City for public use. A condition of the agreement, will be that the applicant will undertake to maintain the valley side slope in a stable and acceptable condition for these blocks and for Blocks 3, 5, and 6",

   which is referred back to staff to clarify the retention of ownership of the Valleylands while the lands are being used as a golf course and report to the Council Meeting scheduled to be held on June 10, 2002:

   (a) (Referred)

   (b) The applicant shall agree that a Geotechnical Investigation shall be carried out, as part of the development approval process, to determine the existing sub-soil conditions and the safe long term angle of repose, and to recommend remedial measures as may be required to stabilize the side slopes. In this regard, the applicant shall agree that the remedial measures recommended within the Geotechnical Investigation shall be carried out by the applicant to the satisfaction of the City and the conservation authority.

   (c) The owner shall provide special landscape and/or physical entry features at the intersections of Streets S and I with McVean Drive, and Street A with Ebenezer Road, to the satisfaction of the City.

   (d) Prior to the issuance of any residential building permits, the applicant shall make arrangements, satisfactory to the City, to provide an interim and long term landscape design treatment for Block 2 (ie. surplus parking area). The long term landscape treatment shall be consistent with the Conceptual Plan submitted by The MBTW Group, dated February 20, 2002.

   (e) The applicant shall agree that the location and design of the pedestrian and golf cart underpass shall be to the satisfaction of the City.

   (f) That arrangements satisfactory to the Region for the provision of road infrastructure improvements identified in the approved Bram East Phase I Traffic Study (including, without limiting the generality of this condition, the payment of an appropriate pro rata share of costs and the posting of security satisfactory to the Region) be in place to the region's satisfaction.

(g) That the traffic study undertaken by Candevcon Limited, at the request of the owners' trustee on behalf of the Bram East Phase I Developers' Group, for the identification of road infrastructure improvements required to accommodate the development of lands within the Bram East Phase I benefiting Area as identified in the Bram East Phase I Services in lieu agreement made as of December 18, 1997 ("the Bram East Phase I Agreement") between the Region and the owner's trustee ("the Bram East Phase I Traffic Study") be completed and approved by the Region.

(h) That the provision of water, wastewater services, and required road works to the subject lands be in accordance with the implementation agreements between the owner's trustee and the Region under the Bram East Phase I Agreement or in accordance with such other arrangements satisfactory to the Region, as the Region may require.

(i) The applicant shall agree to contribute 100 per cent of the cost to provide a pedestrian underpass at the intersection of McVean Drive and the West Humber River, in the event that this cost has not been included within the Bram East Cost Share Agreement for Phase I.

D. That the implementing zoning by-law document shall zone the lands in accordance with that which has been requested on the draft plan of subdivision, and shall include a requirement for a 10 metre structural setback for all buildings / structures for all lots and blocks abutting the valleyland. In addition, the valleyland portions of the property shall be zoned for floodplain purposes which shall also permit a golf course with accessory purposes. The tableland portions of the site shall only be zoned for Recreational Commercial and shall be specifically limited to a golf course use with accessory purposes.

CARRIED

F 7. This item was renumbered as Item D 11.

* F 8. Report from, K. Ash, Manager of Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 27, 2002, re: **RECOMMENDATION REPORT- 1396583 ONTARIO LIMITED (TEAM THREE - FREED HOMES) -APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM – SOUTH SIDE OF STEELES AVENUE WEST – EAST OF THE INTERSECTION OF MCLAUGHLIN ROAD AND STEELES AVENUE WEST - WARD 3** (File T1W15.27).

PDD155-2002 1. That the report from, K. Ash, Manager of Development Services, Planning, Design and Development and N. Grady, Development Planner, Planning, Design and Development, dated May 27, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **RECOMMENDATION REPORT- 1396583 ONTARIO LIMITED (TEAM THREE - FREED HOMES) -APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM – SOUTH SIDE OF STEELES AVENUE WEST – EAST OF THE INTERSECTION OF MCLAUGHLIN ROAD AND STEELES AVENUE WEST - WARD 3** (File T1W15.27) be received; and,

2. That prior to the issuance of draft plan approval, the Official Plan Amendment associated with the subject application shall be approved. The amendment will retain the "Residential-High Density Designation" and policies shall be provided that permit either a mix of apartments and townhouses to the existing maximum density of 65 units per net acre specified for this site, or, the development of townhouses only, at a maximum density of 25 units per net acre.

3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

5. That prior to the issuance of draft plan approval, community design guidelines shall be approved to the satisfaction of the Commissioner of Planning, Design and Development.

6. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law; and

7. That staff be authorized to issue the notice of draft plan approval at such time as all items to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

G. POLICY PLANNING REPORTS - nil

H. BUILDING REPORTS

* H 1. Report from J. Marshall, Commissioner of Planning, Design and Development and B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2002** (File B11).

PDD156-2002 That the report from J. Marshall, Commissioner of Planning, Design and Development and B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2002** (File B11) be received.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

* J 1. Report from R. Bino, Director of Engineering and Development Services, Planning Design and Development, dated May 23, 2002, re: **SUBDIVISION ASSUMPTION - (728184 ONTARIO LTD. – SANROSE SUBDIVISION – PLAN 43M-1351) - WARD 4** (File T2W14.3).

PDD157-2002

1. That the report from R. Bino, Director of Engineering and Development Services, Planning Design and Development, dated May 23, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **SUBDIVISION ASSUMPTION - (728184 ONTARIO LTD. – SANROSE SUBDIVISION – PLAN 43M-1351) - WARD 4** (File T2W14.3) be received; and,

2. That the aforementioned developments be forwarded to the Commissioner of Legal Services and City Solicitor with a request that they be assumed by the City.

CARRIED

* J 2. Report from R. Bino, Director of Engineering and Development Services, Planning Design and Development, dated May 10, 2002, re: **SUBDIVISION ASSUMPTION - WARDS 6, 10 & 11** (File C1W9.2).

- **OAK MANOR BUILDERS LTD. – SANDRINGHAM EAST – PH III – PLAN 43M-1271**
- **BRAMTREE COURT AND BRAMTREE COURT EXTENSION – PLAN 43R-16459 AND 43R-23882**
- **717495 ONTARIO LIMITED – GLENROSE SUBDIVISION – PLANS 43M-1074, 43M-1075 AND 43M-1076**.

PDD158-2002

1. That the report from R. Bino, Director of Engineering and Development Services, Planning Design and Development, dated May 10, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **SUBDIVISION ASSUMPTION - WARDS 6, 10 & 11** (File C1W9.2).
   - **OAK MANOR BUILDERS LTD. – SANDRINGHAM EAST – PH III – PLAN 43M-1271**
   - **BRAMTREE COURT AND BRAMTREE COURT EXTENSION – PLAN 43R-16459 AND 43R-23882**
   - **717495 ONTARIO LIMITED – GLENROSE SUBDIVISION – PLANS 43M-1074, 43M-1075 AND 43M-1076** be received; and

2. That the aforementioned developments be forwarded to the Commissioner of Legal Services and City Solicitor with a request that they be assumed by the City.

CARRIED

K. HERITAGE BOARD MINUTES

K 1. **BRAMPTON HERITAGE BOARD – MAY 21, 2002**

PDD159-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF MAY 21, 2002**, to the Planning, Design and Development Committee Meeting of June 3, 2002, Recommendations HB067-2002 to HB082-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB067-2002 That the agenda for the Brampton Heritage Board Meeting of May 21, 2002 be approved, as amended, to add:

J 6. Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, re: **RESPONSE TO REQUEST FOR PRELIMINARY COMMENTS – OFFICIAL PLAN REVIEW** (File P25OV/G33);

J 7. Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 9388430 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.3);

J 8. Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.2);

J 9. Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES INC. – SOUTHEAST QUADRANT OF GOREWAY DRIVE AND CASTLEMORE ROAD** (File C8E10.2);

K 5. Discussion re: **REIMBURSEMENT OF EXPENSES INCURRED BY MICHAEL AVIS FOR ATTENDANCE AT ARCHITECTURAL CONSERVANCY OF ONTARIO CONFERENCE – "COMMUNITY STEWARDSHIP – AN ENGINE FOR RENEWAL" – PERTH, ONTARIO – APRIL 26 – 28, 2002** (File G33); and,

K 6. Discussion re: **DEVELOPMENT APPLICATIONS – IDENTIFICATION OF HERITAGE RESOURCES** (File G33).

HB068-2002 That the Minutes of the Brampton Heritage Board Meeting of April 23, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, be received.

HB069-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **RESPONSE TO REQUEST FOR PRELIMINARY COMMENTS – CITY OF BRAMPTON'S OFFICIAL PLAN REVIEW** (File P25OV/G33) be received; and,

That the Brampton Heritage Board offers the following as its preliminary comments on the City of Brampton's Official Plan Review:

General Comments:

- Under "Implementation" there should be a specific reference to the requirement that the City's new Secondary Plans should contain a map recognizing the heritage resources identified through background planning studies.

- There should be a reference to the City's commitment to designate City owned property identified through the City's Inventory of Heritage Resources as being of heritage value.

- There should also be a commitment to the ongoing review of the City's Inventory of Heritage Resources; and,

Specific Comments Regarding Existing Official Plan Heritage Policies:

- Policy 4.9.1.11 – Replace the word "encourage" with "require".

- Policy 4.9.2.5 – Delete the words "attempt to".

- Policy 4.9.2.10 – Delete the word "may" and replace with "shall".

- Policy 4.9.3.5 – This policy should include a reference to the need to review the "scale" of proposed developments or additions.

- Policy 4.9.1.9 – Amend this policy to include a provision that owners of heritage properties shall be encouraged through regular contact and the promotion of heritage preservation to maintain and restore such properties under the guidelines of the Ontario Heritage Act and to designate said properties for preservation under the Act.

HB070-2002 That the correspondence from Mr. J.A. Marshall, Commissioner of Planning, Design and Development, dated May 15, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **DRAFT CREDIT VALLEY SECONDARY PLAN (AREA 45) – LANDOWNERS GROUP/COMMENTING AGENCIES/CITY STAFF WORKSHOP – WEDNESDAY, JUNE 19, 2002, 10:00 A.M. – 4:00 P.M.** (File PS26 S45) be received.

HB071-2002 That the correspondence from Mr. B. Steiger, Development Planner, Planning, Design and Development, dated April 26, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 9388430 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.3) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, to the Brampton Heritage Board Meeting of May 21, 2002, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 9388430 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.3) be received.

HB072-2002 That the correspondence from Mr. B. Steiger, Development Planner, Planning, Design and Development, dated April 26, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.2) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, to the Brampton Heritage Board Meeting of May 21, 2002, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE, SOUTH OF CASTLEMORE ROAD** (File C8E8.2) be received.

HB073-2002 That the correspondence from Mr. B. Steiger, Development Planner, Planning, Design and Development, dated April 26, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES INC. – SOUTHEAST QUADRANT OF GOREWAY DRIVE AND CASTLEMORE ROAD** (File C8E10.2) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated May 21, 2002, to B. Steiger, Development Planner, Planning Design and Development, to the Brampton Heritage Board Meeting of May 21, 2002, re: **RESPONSE TO NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES INC. – SOUTHEAST QUADRANT OF GOREWAY DRIVE AND CASTLEMORE ROAD** (File C8E10.2) be received.

HB074-2002 That the application to purchase a plaque under the Brampton Heritage Board's Historic Plaque Program from Russell and Julia Mounsteven, 18 David Street, Brampton, dated March 25, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, be approved subject to determination of the house style for inclusion on the plaque.

HB075-2002 That the **MINUTES OF THE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF APRIL 29, 2002**, to the Brampton Heritage Board Meeting of May 21, 2002, be received.

HB076-2002 That the correspondence (e-mail) from T. Brenton, Legislative Coordinator, Legal Services, dated April 29, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **BRAMPTON HERITAGE BOARD PARTICIPATION (DOWNTOWN BRAMPTON WALKING TOURS) IN TOURISM BRAMPTON'S ANNUAL "EXPERIENCE BRAMPTON" EVENT – SATURDAY, JUNE 15, 2002, 8:00 A.M. TO 12:00 NOON** (File G33) be received.

HB077-2002 That the news release from Parks Canada, dated April 30, 2002, to the Brampton Heritage Board Meeting of May 21, 2002, re: **CANADA'S ROUND TABLE ON HISTORIC PLACES – THREE PART ACTION PLAN** (File G33) be received.

HB079-2002 That the notice from the Region of Peel, undated, to the Brampton Heritage Board Meeting of May 21, 2002, re: **NOTICE OF COMPLETION – CLASS ENVIRONMENTAL ASSESSMENT STUDY – CREDIT VALLEY SANITARY TRUNK SEWER EXTENSION – CITIES OF BRAMPTON AND MISSISSAUGA** (File G33) be received.

HB080-2002 That Mr. Michael Avis, a member of the Brampton Heritage Board, be reimbursed for his expenses totaling $401.98 which he incurred while attending the Architectural Conservancy of Ontario Conference – "Community Stewardship – An Engine for Renewal" in Perth, Ontario, April 26-27, 2002 on behalf of the Brampton Heritage Board, as considered at the Brampton Heritage Board Meeting of May 21, 2002.

HB081-2002 WHEREAS a lot of work respecting heritage matters is being delayed as a result of limited staff resources; and,

WHEREAS Council has approved a heritage coordinator position in its 2001 budget;

THEREFORE BE IT RESOLVED that the Brampton Heritage Board encourages the expeditious filling of the heritage coordinator position.

HB082-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 18, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

L. OTHER/NEW BUSINESS - nil

M. REFERRED MATTERS

* M 1. **REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD160-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N. DEFERRED MATTERS

N 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA).

The applicant with the concurrence of staff requests that this be referred back to staff for a further report.

Committee requested staff to take photographs of the subject property for historical purposes.

PDD161-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10852 THE GORE ROAD –WARD 10** (File G33LA) **be referred** back to staff for a further report to a future Planning, Design and Development Committee Meeting.

CARRIED

* N 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, to the Planning, Design and Development Committee Meeting of June 3, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA).

The applicant with the concurrence of staff requests that this be referred back to staff for a further report.

PDD162-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development dated April 8, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 1047 HIGHWAY NO. 7 (LUNDY HOUSE) –WARD 6** (File G33LA) **be referred** back to staff for a further report to a future Planning, Design and Development Committee Meeting.

CARRIED

O. CORRESPONDENCE

O 1. Correspondence from Ms. J. D'Silva, 109 Letty Avenue, dated June 3, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

DEALT WITH UNDER ITEM D2, RECOMMENDATION PDD140-2002

O 2. Petition submitted by the residents in the area of Chinguacousy Road and Sterritt Drive, dated May 23, 2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

DEALT WITH UNDER ITEM D2, RECOMMENDATION PDD140-2002

O 3. Petition from Mr. Trevor Walker, 8 Spalding Gate, Brampton, et al, dated, May 23, 2002, from the Chinguacousy Road and Sterritt Drive area, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- BRAMPTON WEST 4-2 LIMITED -LONG TERM CARE FACILITY – SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) (See Report D2).

DEALT WITH UNDER ITEM D2, RECOMMENDATION PDD140-2002

P. QUESTION PERIOD

City Councillor B. Callahan inquired about the storage of dirt on a property at the southwest corner of Harold and Main Street South and staff recommended that the Councillor contact the Enforcement Division with specifics regarding the location.

Q. PUBLIC QUESTION PERIOD -nil

R. ADJOURNMENT

PDD163-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday June 17, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:05 p.m., June 3, 2002.

JUNE 17, 2002

12:30 P.M. – PUBLIC MEETING
1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:

Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Chair)**
City Councillor G. Gibson – Ward 5 **(Vice Chair)**)

Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1 (arrived at 5:20 p.m.)
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6 (left at 4:05 p.m.)
Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9 (left at 1:30 p.m. other municipal business- returned at 4:20 p.m.)
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:

Regional Councillor G. Miles – Wards 1 and 5 (other municipal business)
City Councillor B. Cowie – Ward 7 (other municipal business)

Staff Present:

Planning, Design and Development Department
J. Marshall, Commissioner
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
B. Winterhalt, Associate Director, Policy, Growth and Management
B. Campbell, Director of Building and Chief Building Official
R. Bino, Director of Engineering and Development Services
P. Snape, Manager, Development Services
A. Smith, Manager of Growth Management and Special Policy
N. Grady, Development Planner
T. Goodeve, Development Planner
B. Steiger, Development Planner
O. Izirein, Policy Planner

City Manager's Office
L. McCool, City Manager

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator, Clerk's Office

The meeting was called to order 12:48 p.m., recessed at 4:05 p.m., reconvened at 4:20 p.m., and adjourned at 5:35 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD164-2002**	**APPROVAL OF THE AGENDA**
B .		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PDD165-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16).
E 1.	**PDD166-2002**	**INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35)
E 2.	**PDD167-2002**	**CONSTRUCTION OF SIDEWALK – BRIDGEND CRESCENT- REFERENCE PLAN 43M-1467 - WARD 10**
E 3.	**PDD168-2002**	**RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02)
E 4.	**PDD169-2002**	**DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH)
F 1.	**PDD170-2002**	**RECOMMENDATION REPORT- SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-OUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) –NORTH SIDE OF CENTRE STREET NORTH, OPPOSITE THE SOUTHERLY LEG OF BLACKTHORN LANE – WARD 10** (File C1E9.10)
F 2.	**PDD168-2002**	**RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02)
G 1.	**PDD171-2002**	**RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75 CE)**
G 2.	***PDD172-2002*** **PDD173-2002**	**INFORMATION REPORT – TWO-UNIT HOUSES** (File C51GR)

G 3. **PDD174-2002** **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR)

G 4. **PDD175-2002** **SMART GROWTH TRANSPORTATION PRIORITIES** (File T00MP)

H 1. **PDD176-2002** **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO)

H 2. **PDD177-2002** **PROPOSED AMENDMENTS TO THE BUILDING CODE ACT – BILL 124 – "AN ACT TO IMPROVE PUBLIC SAFETY AND TO INCREASE EFFICIENCY IN BUILDING CODE ENFORCEMENT" (BUILDING CODE STATUTE LAW AMENDMENT ACT, 2001)** (File B11)

I 1. **PDD169-2002** **DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH)

I 2. **PDD178-2002** **STUDY TO UPGRADE ROAD DESIGN STANDARDS WITHIN THE CITY OF BRAMPTON** (File A22.ST)

J. **ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

K. **HERITAGE BOARD MINUTES**

L. **OTHER / NEW BUSINESS**

M 1. **PDD179-2002** **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

N 1. **PDD166-2002** **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35)

O. **CORRESPONDENCE**

P. **QUESTION PERIOD**

Q. **PUBLIC QUESTION PERIOD -nil**

R. **PDD180-2002** **ADJOURNMENT**

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REGIONAL COUNCILLOR P. PALLESCHI, CHAIR

A. APPROVAL OF THE AGENDA

PDD164-2002 That the agenda for the Planning, Design and Development Committee Meeting dated June 17, 2002, be amended to add:

E 4. Delegation - Mr. Fidenzio Salvatori, KMK Consultants Limited, 220 Advance Boulevard, Brampton, re: Report from K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated June 3, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH) (See Report I1).

G 4. Report by B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated June 17, 2002, re: **SMART GROWTH TRANSPORTATION PRIORITIES** (File T00MP).

CARRIED

B. CONFLICTS OF INTEREST

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(I2, M1)

D. PUBLIC MEETING REPORTS

D 1. Report from K. Ash, Manager of Development Services, Planning, Design and Development and T. Goodeve, Development Planner, Planning, Design and Development, dated May 10, 2002, re, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16).

No members of the public appeared before Committee for this item.

PDD165-2002 1. That the report from K. Ash, Manager of Development Services, and T. Goodeve, Development Planner, Planning, Design and Development, dated May 10, 2002, re, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16).

2. That staff be directed to report back to the Planning, Design and Development Committee with results of the public meeting and a final recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton, on behalf of the residents in the area of Dixie Road and Peter Robertson Boulevard, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTHWEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35).

Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton informed Committee that the residents have met with staff and that some of the concerns regarding the proposed construction of the temple have been resolved. She advised that there are still some outstanding issues including traffic congestion.

Committee discussion took place and staff responded to questions regarding the outstanding issues of the residents.

Report N1 was brought forward and dealt with at this time

PDD166-2002 1. That the delegation of Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton on behalf of the residents in the area of Dixie Road and Peter Robertson Boulevard to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35) be received;

2. That the report from D. Kraszewski, Manager of Development Services, and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10** (File SP02-35) be received (File SP02-35).

CARRIED

E 2. Ms. Franka Stevenato, 4 Bridgend Crescent, Brampton, fax dated June 11, 2002, re: **CONSTRUCTION OF SIDEWALK – BRIDGEND CRESCENT- WARD 10.**

Ms. Franka Stevenato, 4 Bridgend Crescent, Brampton, on behalf of the residents of Bridgend Crescent, requested that a sidewalk not be constructed on the street and outlined the reasons for making the request.

Mr. Rick Bino, Director of Engineering and Development Services, displayed a plan of Bridgend Crescent, Reference Plan 43M-1467 and the adjoining streets indicating the areas marked for sidewalks.

Staff responded to questions, specifically with respect to the legal implications of approving such a request that a sidewalk on Bridgend Crescent, Reference Plan 43M-1467 not be constructed.

Direction was given

- **That staff prepare a report to the Planning, Design and Development Committee regarding the request from Ms. Franka Stevenato on behalf of the residents of Bridgend Crescent, Reference Plan 43M-1467 that a sidewalk not be constructed on the street and specifically addressing the legal implications such a request could have on the City.**

PDD167-2002 That the delegation of Ms. Franka Stevenato, 4 Bridgend Crescent, Brampton, on behalf of the residents of Bridgend Crescent, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **CONSTRUCTION OF SIDEWALK – BRIDGEND CRESCENT- WARD 10** be received.

CARRIED

E 3. Mr. Terry Venner, Imperial Oil, fax dated June 13, 2002 re: **RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02) (See Report F2).

Mr. Terry Venner, Imperial Oil, presented Committee with a copy of a proposed site plan showing the gasoline retailing facility and made a slide presentation providing details of the site. He advised that the proposal is consistent with the City's long term objectives for the area as prestige office and business industrial uses.

Committee discussed the slide presentation and asked questions of the delegation.

Report F2 was brought forward and dealt with at this time.

PDD168-2002 1. That the delegation of Mr. Terry Venner, Imperial Oil, to the Planning, Design and Development Meeting of June 17, 2002, re: **RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02) be received; and,

2. That the report from J. Corbett, Director of Planning and Land Development Services, and P. Snape, Manager of Development Services, Planning, Design and Development, dated June 3, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02) be received; and,

3. That staff be directed to continue the appeal against the Committee of Adjustment decisions on applications B26/02 and A157/02.

CARRIED

E 4. Mr. Fidenzio Salvatori, KMK Consultants Limited, 220 Advance Boulevard, Brampton, re: Report from K. Walsh, Director of Community Design, Park Planning and Development, and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated June 3, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH).

Mr. Fidenzio Salvatori, KMK Consultants Limited, 220 Advance Boulevard, Brampton, made a presentation on the status of the master plan and provided details of the major improvements that are proposed for the existing watercourse located on the west side of the park.

Committee discussion took place and included the following topics:
- pedestrian entry to the park
- water supply for the streams and ponds
- removal of sports fields
- landscaping
- funding for the project

Staff and the delegation responded to comments and questions from Committee and the following motion was considered:

Report I1 was brought forward and dealt with at this time.

PDD169-2002

1. That the delegation of Mr. Fidenzio Salvatori, KMK Consultants Limited, 220 Advance Boulevard, Brampton, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH) be received; and,

2. That the report from K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated June 3, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK- CURRENT STATUS OF THE MASTER PLAN** (File R17.CH) be received; and,

3. That KMK Consultants Limited Option #5 for Phase 1, featuring an "on-line" pond system similar to the existing system be implemented as Phase 1, and,

4. That the existing purchase order to KMK Consultants Limited be extended from the previously approved amount of $92,742.00 to a new total of $426,063.09 including G.S.T. that will enable them to implement Phase 1 including the completion of the Environmental Assessment, working drawings, contract documents and contract administration services, and,

5. That a Public Information Session pursuant to the Environmental Assessment Act be held at Chinguacousy Curling Club, July 4, 2002 from 6:00 p.m to 9:00 p.m.

6. That Phase 1 requires the removal of the band shell which will be replaced in later phases with temporary staging for community events.

CARRIED

F. DEVELOPMENT TEAM REPORTS

F 1. Report from K. Ash, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated June 17, 2002, re: **RECOMMENDATION REPORT- SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-OUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) –NORTH SIDE OF CENTRE STREET NORTH, OPPOSITE THE SOUTHERLY LEG OF BLACKTHORN LANE – WARD 10** (File C1E9.10).

Regional Councillor L. Bissell presented Committee with a copy of a conceptual site fit analysis map to be added to the report.

PDD170-2002

1. That the report from K. Ash, Manager of Development Services, and D. Herron, Development Planner, Planning, Design and Development, dated June 17, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **RECOMMENDATION REPORT- SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC. FOR LE CONSEIL SCOLAIRE DE DISTRICT DU CENTRE-SUD-OUEST (PURCHASER) AND THE PEEL DISTRICT SCHOOL BOARD (OWNER) –NORTH SIDE OF CENTRE STREET NORTH, OPPOSITE THE SOUTHERLY LEG OF BLACKTHORN LANE – WARD 10** (File C1E9.10) be received; and,

2. That the conceptual site fit analysis map be added to the report; and,

3. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

   a) Prior to Site Plan approval being granted, the applicant shall submit a Traffic Study which shall be approved to the satisfaction of the Commissioner of Planning Design and Development.

   b) The owner shall enter into a site plan agreement with the City of Brampton which shall contain the following provisions:

      i. Prior to the issuance of a building permit, a site development, fencing plan, landscape plan, grading and drainage plan, elevation cross-section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
      ii. The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same, to be undertaken at the applicant's expense.
      iii. The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
      iv. The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
      v. The applicant shall enter into an agreement (Letter of Understanding) with the telecommunications provider complying with any underground servicing conditions imposed by the municipality and if no such conditions are imposed, the applicant shall advise the municipality of the arrangement made for such servicing.
      vi. The applicant shall provide to the satisfaction of the telecommunications provider, any required conduit(s) for the provision of telecommunication service to the site. In this regard, the telecommunication provider requires one or more conduits of sufficient size from each unit to the electrical room and one or more units of sufficient size from the electrical room to the street line.
      vii. The applicant shall provide all works necessary to construct the entrance road and parking lot on City property at no expense to the City and to the satisfaction of the City.

viii. The applicant shall enter into a Joint Use Agreement for the sharing of City and Board facilities to the satisfaction of the City.

c) The zoning shall be amended from the Residential Single Family B(3) (R1B(3)) zone to the Institutional One (I1) zone.

CARRIED

F 2. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and P. Snape, Manager of Development Services, Planning, Design and Development, dated June 3, 2002, re: **RECOMMENDATION REPORT- AN APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF CONSENT APPLICATION B26/02 – IMPERIAL OIL LIMITED AND MINOR VARIANCE APPLICATION A157/02 – METRUS CENTRAL PROPERTIES LIMITED – NORTHEAST CORNER OF STEELES AVENUE WEST AND MISSISSAUGA ROAD – WARD 6** (Files B26/02 and A157/02) (See Delegation E3).

DEALT WITH UNDER ITEM E3, RECOMMENDATION PDD168-2002

G. POLICY PLANNING REPORTS

G 1. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated June 4, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

Staff responded to questions and comments from Committee which included the timelines of the projects listed in the report.

PDD171-2002

1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated June 4, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That the following amendments to Section 6.2.3 of the Community Improvement Plan be endorsed:

   a) Section 6.2.3(2): This program will be in effect for three (3) years commencing on the date of approval of this Plan by the Minister of Municipal Affairs.

   b) Section 6.2.3(3): Applicants shall not apply for a dwelling unit commitment until they have obtained Council enactment of the necessary zoning by-law.

   c) Section 6.2.3(12): This program applies only to those developments for which no other public sector funding has been accessed.

3. That the Ministry of Municipal Affairs and Housing be requested to approve the amendment to Section 6.2.3(2) and Section 6.2.3(3) of the Community Improvement Plan and also the addition of Section 6.2.3(12) to the Community Improvement Plan as discussed herein;

4. That the City Clerk be requested to forward a copy of this report and Council resolution to the Municipal Services Office, Central Region, of the Ministry of Municipal Affairs and Housing; and,

5. That staff be directed to assess the need for an increase in the dwelling unit limit from 1,050 units to 1,150 units and to proceed to a public meeting in accordance with City Council procedure, and that this unit increase be dealt with separately in order to expedite the request for the deadline extension and other amendments to be processed by the Minister of Municipal Affairs and Housing before the July 17, 2002 expiry date.

CARRIED

G 2. Report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development and O. Izirein, Policy Planner, Planning, Design and Development, dated May 31, 2002, re: **INFORMATION REPORT – TWO-UNIT HOUSES** (File C51GR).

Committee discussion took place regarding current policies and procedures for two-unit houses and whether a review of these policies is required at this time. Staff responded to questions and concerns of the Committee.

The following motion was considered:

PDD172-2002
LOST

Whereas many new residents are settling in Greater Toronto Area Municipalities; and

Whereas there is a large demand for rental units in Brampton; and

Whereas very few new rental apartments are being built in Brampton; and

Whereas there are numerous legal basement apartments in Brampton; and

Whereas there are numerous unsafe illegal basement apartments; and

Whereas there are many new unsafe illegal basement apartments being built in Brampton; and

Whereas basements apartments create a social and financial hardship on Municipalities; and

Whereas affordable rental housing used to be a provincial responsibility; and

Whereas the province has downloaded the social housing responsibility to the upper tier Municipality; and

Whereas the 905 regions are required by the Province to help fund Toronto's social housing service; and

Whereas Municipalities have financial problems in providing social housing to its residents; and

Therefore, be it resolved that staff review the feasibility of permitting second dwelling units in single family homes as per present criteria for immediate family members, such as sons or daughters, parents or in-laws;

And that the rezoning application fees also be reconsidered;

And that the Council of the City of Brampton appeal to the Provincial Government to address the lack of affordable rental housing units in the Greater Toronto Area regions;

And that this resolution be circulated to all the Greater Toronto Area municipalities.

LOST

PDD173-2002

1. That the report from A. Smith, Manager of Growth Management and Special Policy, and O. Izirein, Policy Planner, Planning, Design and Development, dated May 31, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **INFORMATION REPORT – TWO-UNIT HOUSES** (File C51GR) be received; and,

2. That, based on previous reviews of two-unit houses in the City, the existing policies are appropriate and shall continue to apply when considering requests for two-unit houses, and that no further review of policy and procedure be undertaken at this time.

CARRIED

G 3. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated June 10, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR).

Mr. A. Smith gave a presentation and provided details of the management program which included:

- Work programs and timelines
- Population and employment forecast
- Growth management objectives and guidelines
- Financial planning review
- Road network service levels.
- Secondary plan details

Committee discussion took place and included funding for the construction of new schools. Staff responded to Committee's concerns.

PDD174-2002

1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated June 10, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **STATUS REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR) be received; and,

2. That the discussions contained in the subject Report, the draft Development Outlook Report attached to the report, and the associated implementation approach be received as the City's draft Growth Management Program for further refinement and consultation.

CARRIED

G 4. Report by B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated June 17, 2002, re: **SMART GROWTH TRANSPORTATION PRIORITIES** (File T00MP).

Committee noted that on pages 1 and 2 of the report "Pleasant" should be amended to read "Mount Pleasant".

Staff responded to comments and questions from Committee regarding the listing of the highway priorities.

PDD175-2002

1. That the report by B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated June 17, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **SMART GROWTH TRANSPORTATION PRIORITIES** (File T00MP) as amended to correct "Pleasant" to read "Mount Pleasant" on pages 1 and 2 , be received; and,

2. That staff be directed to advocate for the following 4 highway priorities and for the following 4 transit priorities in further Peel/GTA discussions/negotiations respecting Smart Growth transportation facility priorities:

   Highways:
   1. Highway 410 extension (immediate 4 lane construction).
   2. Highway 410 widened to 8 lanes south of Bovaird Drive and to 6 lanes north of Bovaird Drive.
   3. Highway 407 - 6 lane widening from Hwy 401 to Hurontario.
   4. Accelerate Highway 427 EA Study and extend to Castlemore/Rutherford.

   Transit:
   1. GO Rail service enhancement with a link to the Airport from the Georgetown Line.
   2. New stations at Mount Pleasant (Georgetown Line) and at Winston Churchill Blvd (Milton Line).
   3. E-W Higher Order Transit (HOV/BRT, etc.) along Queen and/or Steeles/Highway 407 connecting to BRT at Hwy 407/427 and to the York Region Highway 7 Rapid Transit Facility.
   4. N-S Higher Order Transit on Hurontario or Highway 410 into Mississauga; and

3. That a copy of the report and the Planning, Design and Development recommendation as approved by Council be forwarded to the Region of Peel, the City of Mississauga and the Town of Caledon for their information.

CARRIED

H. BUILDING AND ZONING REPORTS

* H 1. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 23, 2002, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO).

Staff responded to questions and comments from Committee regarding some of the definitions mentioned in the report.

PDD176-2002

1. That the report from W. Lee, Associate Director of Special Projects, and K. Pounder, Zoning Planner, Planning, Design and Development, dated April 23, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **INFORMATION REPORT – CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO) be received; and,

2. That staff be authorized to take appropriate procedures to amend the City's zoning by-laws to adopt revised definitions that would be consistent.

CARRIED

H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development dated June 7, 2002, re: **PROPOSED AMENDMENTS TO THE BUILDING CODE ACT – BILL 124 – "AN ACT TO IMPROVE PUBLIC SAFETY AND TO INCREASE EFFICIENCY IN BUILDING CODE ENFORCEMENT" (BUILDING CODE STATUTE LAW AMENDMENT ACT, 2001)** (File B11).

Ms. B. Campbell gave a presentation of the proposed amendments to the Building Code Act highlighting the key elements of the proposed legislation which includes the following:

- Establishing requirements for practitioners qualifications
- Defining roles for the different building practitioners
- Insurance coverage for those involved in construction as specified in the regulations
- Enforcing a code of conduct for Building Officials
- Mandatory inspections within a prescribed time frame
- Implementation of time frame for permit issuance
- Allowing Registered Code Agencies (RCA) to review plans and conduct inspections
- Introduction of a new fee structure
- Changes to the site plan control process

Committee discussion took place regarding the impact the proposed changes to the legislation would have on the municipality and considered the following motion:

PDD177-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development dated June 7, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **PROPOSED AMENDMENTS TO THE BUILDING CODE ACT – BILL 124 – "AN ACT TO IMPROVE PUBLIC SAFETY AND TO INCREASE EFFICIENCY IN BUILDING CODE ENFORCEMENT" (BUILDING CODE STATUTE LAW AMENDMENT ACT, 2001)** (File B11) be received; and,

2. That at such time as the details and timing of the final legislation and the implementing regulations are announced the Director of Building provide a report outlining the operational implications and financial impact on the City of Brampton.

3. That the recommendations contained in Appendix B of the report be approved and that the complete report with the recommendations be forwarded to the Minister of Municipal Affairs and Housing, Brampton's Members of Provincial Parliament and the Association of Municipalities of Ontario.

4. That staff be directed to arrange a meeting with Brampton's Members of Provincial Parliament and the Chair and Vice-Chair of the Planning, Design and Development Committee to discuss the impact of the proposed legislation.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

I 1. Report from K. Walsh, Director of Community Design, Park Planning and Development, and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated June 3, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK-CURRENT STATUS OF THE MASTER PLAN** (File R17.CH).

DEALT WITH UNDER ITEM E4, RECOMMENDATION PDD169-2002

* I 2. Report from K. Walsh, Director of Community Design, Park Planning and Development, G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated June 12, 2002, re: **STUDY TO UPGRADE ROAD DESIGN STANDARDS WITHIN THE CITY OF BRAMPTON** (File A22.ST).

PDD178-2002

1. That the report from K. Walsh, Director of Community Design, Park Planning and Development, and G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated June 12, 2002, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **STUDY TO UPGRADE ROAD DESIGN STANDARDS WITHIN THE CITY OF BRAMPTON** (File A22.ST) be received; and,

2. That staff be directed to initiate a joint working partnership comprised of City and Region staff to oversee the development of the streetscape master plan and design guidelines.

3. That the City Manager and senior staff be directed to initiate discussions with the Region to upgrade regional streetscape standards, improve the Region's contribution to streetscape improvements and discuss the cost sharing arrangement for the implementation of a streetscape master plan for the City of Brampton.

CARRIED

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

K. HERITAGE BOARD MINUTES

L. OTHER/NEW BUSINESS

L 1. **CHANGE OVER IN COMMITTEE CHAIRS.**

On behalf of all members of Committee, Vice-Chair City Councillor Grant Gibson presented Regional Councillor P. Palleschi with a token of appreciation and thanked him for his work as Chair of the Planning, Design and Development Committee, as this is the last scheduled Committee meeting before the change over in Committee Chairs.

M. REFERRED MATTERS

* M 1. **REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD179-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of June 17, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N. DEFERRED MATTERS

N 1. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, and N. Grady, Development Planner, Planning, Design and Development, dated May 17, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL – RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH-WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD - WARD 10 –** (File SP02-35).

Deferred from Planning, Design and Development Committee Meeting of June 3, 2002. (Recommendation PDD149-2002).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD166-2002

O. CORRESPONDENCE

P. QUESTION PERIOD

P 1. City Councillor John Sprovieri made reference to the delegation request, Item E2 on the June 17, 2002, Planning, Design and Development agenda with respect to the legal implications in the absence of a sidewalk on Bridgend Crescent, Reference Plan 43M-1467. Staff advised that a report will be coming back to Committee at a later date regarding this issue.

P 2. City Councillor L. Jeffrey presented an e-mail from Ms. Maria Russo, dated June 4, 2002, who is a resident in her ward with a request to not construct a sidewalk on her street. Councillor Jeffrey was advised that a report from staff would be coming to Committee at a later date regarding a similar this issue.

Q. PUBLIC QUESTION PERIOD -nil

R. ADJOURNMENT

PDD180-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday July 15, 2002 at 7:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 5:35 p.m., June 17, 2002.

JULY 15, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:

City Councillor G. Gibson – Ward 5 **(Chair)**)
Regional Councillor P. Palleschi **-** Wards 2, 6 and 10 **(Vice Chair)**

Regional Councillor S. DiMarco – Wards 3 & 4
Regional Councillor G. Miles – Wards 7 and 11(left at 9:45 p.m.)
City Councillor E. Moore – Ward 1
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11 (left at 9:00 p.m.)

Members Absent:

Regional Councillor L. Bissell – Wards 1 and 5 (vacation)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor L. Jeffrey – Ward 2 (vacation)
City Councillor P. Richards - Wards 8 (vacation)

Staff Present:

Planning, Design and Development Department
J. Marshall, Commissioner
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development ,
R. Bino, Director of Engineering and Development Services
N. Grady, Development Planner
D. Nicholson, Policy Planner

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
K. Zammit, Director of Administration & Acting City Clerk
C. Urquhart, Legislative Coordinator, Clerk's Office

The meeting was called to order 7:07 p.m. and adjourned at 9:58 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD181-2002**	**APPROVAL OF THE AGENDA**
B .		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PDD182-2002**	**INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – METRUS DEVELOPMENTS INC./KNOCKBOLT CONSTRUCTION – NORTH EAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5)
D 2.	**PDD183-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WESTON CONSULTING GROUP INC. - 1388661 ONTARIO LIMITED –NORTH EAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE - WARD 11** (File C6E9.7)
D 3.	**PDD184-2002**	**INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E9.6)
D 4.	**PDD185-2002**	**INFORMATION REPORT- CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO)
D 5	**PDD186-2002**	**INFORMATION REPORT- CITY INITIATED HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS** (File P42GE-1).
D 6.	**PDD187-2002**	**INFORMATION REPORT- REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE)
D 7.	**PDD188-2002**	**INFORMATION REPORT- OMNIBUS (HOUSEKEEPING) AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – 8832 CREDITVIEW ROAD – 8748 CREDITVIEW ROAD – 8746 CREDITVIEW ROAD – 8666 CREDITVIEW ROAD – WEST SIDE OF CREDITVIEW ROAD AND SOUTH OF QUEEN STREET WEST – WARD 6** (File G02BR)
E 1.	**PDD189-2002**	**PROPOSED TELECOMMUNICATIONS TOWER AT THE TERRY MILLER RECREATION CENTRE** (See Report I1)
E 2.	**PDD190-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED) – SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE - WARD 10** (File C7E13.5) (See Report F1, Correspondence O1)

	PDD191-2002	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Report F2)
E 3.	**PDD192-2002**	**REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3) (See Report J1)
E 4		**DELEGATION – PLACE OF WORSHIP AT THE SOUTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND DIXIE ROAD**
F 1.	**PDD190-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED) – SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE - WARD 10** (File C7E13.5) (See Delegation E2)
F 2.	**PDD191-2002**	**RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Delegation E2, Correspondence O1)
F 3.	**PDD193-2002**	**RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD** 10 (File C7E16.3)
F 4.	**PDD194-2002**	**RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARQUEE HOTELS LTD. – WESTCREEK BOULEVARD – NORTH OF HIGHWAY 407 AND EAST OF HIGHWAY 410 - WARD 3** (File T2E14.7)
F 5.	**PDD195-2002**	**RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY CANADA CHRISTIAN ACADEMY ON MINOR VARIANCE APPLICATION A11/02 – 510 DEERHURST DRIVE - WARD 10** (File A11/02)
F 6.	**PDD196-2002**	**RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY GIAN GURDIAL AND BASSI BALVIR ON MINOR VARIANCE APPLICATION A05/02 – 163 RAINFOREST DRIVE - WARD 10** (File A05/02)
F 7.	**PDD197-2002**	**INFORMATION REPORT –PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE)
F 8.	**PDD198-2002**	**INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE BY-LAWS** (File G02BR)

F 9. PDD199-2002 **SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6) (See Item M2)

G 1. PDD200-2002 **CONFERENCE REPORT- INTERNATIONAL DOWNTOWN ASSOCIATION** (File G75 ST)

G 2. PDD201-2002 **RECOMMENDATION REPORT- CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF)

G 3. PDD202-2002 **PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33 LA)

G 4. PDD203-2002 **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45)

H 1. PDD204-2002 **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10501 BRAMALEA ROAD** (File G33-LA)

H 2. PDD205-2002 **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2002** (File B11)

H 3. PDD206-2002 **CONSOLIDATION OF BY-LAW 139-84 – HOUSEKEEPING BY-LAW** (File P42CO)

I 1. PDD189-2002 **TELECOM SITE AT TERRY MILLER** (See Delegation E1)

I 2. PDD207-2002 **PATHWAYS MASTER PLAN AND DESIGN GUIDELINES** (File P03.TR)

I 3. PDD208-2002 **FLORAL CITY STRATEGY – PRESENTATION** (File R15.FL)

J 1. PDD192-2002 **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3) (See Delegation E3)

K 1. PDD209-2002 **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JUNE 18, 2002**

L 1. **REPORTS ADDED TO AGENDAS AT MEETINGS**

M 1. PDD210-2002 **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

M 2. PDD199-2002 **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) – NORTHEAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD – WARD 10** (File C9E6.6) (See Report F9)

O 1. PDD191-2002 **CORRESPONDENCE FROM S. SANKER, 9 CYNTHIA CRESCENT, BRAMPTON, RE: RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH**

OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10 (File C7E14.4) (See Delegation E2 and Report F2)

P. **QUESTION PERIOD**

Q. **PUBLIC QUESTION PERIOD**

R. **PDD211-2002** **ADJOURNMENT**

CITY COUNCILLOR G. GIBSON, CHAIR

A. APPROVAL OF THE AGENDA

PDD181-2002 That the agenda for the Planning, Design and Development Committee Meeting dated July 15, 2002, be amended to add:

E 3. Delegation – Ms. Franka Stevenato, 4 Bridgend Crescent, re: **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3) (See Report J1).

J 1. Report by R. Bino, Director of Engineering and Development Services, Planning, Design and Development and J. Atwood-Petkovski, Corporate Counsel and Director of Litigation, Legal Services, dated July 15, 2002, re: **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3).

E 4 Delegation – Mr. James Coey, 15 Barrier Reef Lane, Brampton re: **PLACE OF WORSHIP AT THE SOUTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND DIXIE ROAD**

O1. Correspondence from S. Sanker, 9 Cynthia Crescent, Brampton, dated July 12, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Report F2).

L 1. **REPORTS ADDED TO AGENDAS AT MEETINGS**

CARRIED

B. CONFLICTS OF INTEREST

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F3, F4, F5, F6, F7, F8, F9, G1, G2, G4, H1, H2, H3, I2, K1, M1, M2)

Note: Items F7 and F8 were original approved on Consent, however, later in the meeting, on a 2/3 majority vote of the members present, the matters were reopened for discussion.

D. PUBLIC MEETING REPORTS

D 1. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 19, 2002, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – METRUS DEVELOPMENTS INC./KNOCKBOLT CONSTRUCTION – NORTH EAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5).

No members of the public addressed this item.

PDD182-2002 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 19, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW – METRUS DEVELOPMENTS INC./KNOCKBOLT CONSTRUCTION – NORTH EAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 2. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 6, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WESTON CONSULTING GROUP INC. - 1388661 ONTARIO LIMITED –NORTH EAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE - WARD 11** (File C6E9.7).

No members of the public addressed this item.

PDD183-2002 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated June 6, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WESTON CONSULTING GROUP INC. - 1388661 ONTARIO LIMITED –NORTH EAST CORNER OF TORBRAM ROAD AND NORTH PARK DRIVE - WARD 11** (File C6E9.7) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 2, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E9.6).

No members of the public addressed this item.

PDD184-2002 1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW- ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E9.6).

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 18, 2002, re: **INFORMATION REPORT- CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO).

No members of the public addressed this item.

PDD185-2002 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 18, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- CITY INITIATED AMENDMENTS TO THE ZONING BY-LAWS – DEFINITIONS** (File P42CO) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation and to prepare the appropriate amending by-law for enactment by City Council.

CARRIED

D 5. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 5, 2002, re: **INFORMATION REPORT- CITY INITIATED HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS** (File P42GE-1).

No members of the public addressed this item.

PDD186-2002 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 5, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- CITY INITIATED HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAWS – INDUSTRIAL PARKING STANDARDS** (File P42GE-1), be received, and.

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation and to prepare the appropriate amending by-law for enactment by City Council.

CARRIED

D 6. Report from D. Waters, Manager of Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated June 25, 2002, re: **INFORMATION REPORT- REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

No members of the public addressed this item.

PDD187-2002 1. Report from D. Waters, Manager of Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated June 25, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation and to prepare the appropriate amending by-law for enactment by City Council.

CARRIED

D 7. Report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated June 24, 2002, re: **INFORMATION REPORT- OMNIBUS (HOUSEKEEPING) AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – 8832 CREDITVIEW ROAD – 8748 CREDITVIEW ROAD – 8746 CREDITVIEW ROAD – 8666 CREDITVIEW ROAD – WEST SIDE OF CREDITVEIW ROAD AND SOUTH OF QUEEN STREET WEST – WARD 6** (File G02BR).

No members of the public addressed this item.

PDD188-2002 1. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated June 24, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT- OMNIBUS (HOUSEKEEPING) AMENDMENT TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAW 151-88 AS AMENDED – 8832 CREDITVIEW ROAD – 8748 CREDITVIEW ROAD – 8746 CREDITVIEW ROAD – 8666 CREDITVIEW ROAD – WEST SIDE OF CREDITVEIW ROAD AND SOUTH OF QUEEN STREET WEST – WARD 6** (File G02BR) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation and to prepare the appropriate amending by-law for enactment by City Council.

CARRIED

E. DELEGATIONS

E 1. Mr. Garth Alleyne, Leasing Specialist, Rogers Wireless Inc., Toronto, dated July 8, 2002, re: **PROPOSED TELECOMMUNICATIONS TOWER AT THE TERRY MILLER RECREATION CENTRE** (See Report I1).

Mr. Garth Alleyne of Rogers Wireless Inc. advised Committee that the site at Terry Miller Recreation Centre was the most appropriate location for the installation of a wireless communication tower. He indicated that the concerns of the neighborhood were being considered and as a result the height of the proposed tower has been reduced and would be less of a visual distraction. He also informed Committee that a second wireless company wished to used the proposed tower and discussions were underway to include a third company.

Item I1 was brought forward and dealt with at this time

Committee held a discussion on this matter and made the following motion:

PDD189-2002 That the report from D. Pyne, Asset Manager, Community Services, dated June 18, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **TELECOM SITE AT TERRY MILLER** (File A46) be deferred to the Planning, Design and Development Meeting scheduled to be held on August 12, 2002, pending consultation with the City and Regional Councillors for the area.

CARRIED

E 2. Delegations re:

(a) **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED) – SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE - WARD 10** (File C7E13.5) (See Report F1), and

(b) **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Report F2).

The following persons appeared before Committee with respect to this matter:

1. Mr. Steven Wimmer, The MBTW Group
2. Ms. Anne McCauley, EMC Group
3. Mr. Terry Korsiak, Korsiak and Company.

A letter dated July 12, 2002, from Mr. S. Sanker, 9 Cynthia Crescent, Brampton, expressing concern regarding the subject applications, was circulated

Mr. Terry Korsiak, Korsiak and Company, on behalf of Mattamy (Castlemore) Limited, indicated that he supports staff recommendations and outlined the key features of the proposed developments.

Mr. Steven Wimmer, The MBTW Group gave a presentation of the proposed developments, and provided an overview of the key features of the proposed community, specifically highlighting school and park sites, valley land and open space areas, and stormwater management facilities.

Ms. Anne McCauley, EMC Group, provided information on the size of lots and advised Committee that the applicant will work with staff regarding setback and zoning issues.

Ms. Marta Cerny, 22 Rosegarden Drive, Brampton, expressed concerns with respect to the designs of homes that are proposed for the area and felt that the rural character of the neighbourhood should be maintained. She suggested that all issues mentioned at previous meetings including traffic impact and the preservation of the natural environment should be addressed by staff and that developers should be required to comply with the Official Plan designation for the area.

Mr. Claudio Meringolo, 15 Rosegarden Drive, Brampton, expressed concerns regarding the increased number of homes that were proposed by the developers, lot sizes and the manner in which sewer lines breakage or blockage would be handled.

Committee discussion took place and staff and members of the delegation on behalf of the applicants responded to questions and clarified issues that included lots sizes and servicing of sewers, and confirming that the number of lots proposed has increased because the area of the Fanshore proposal has increased by approximately 30 acres.

Items F1and F2 were brought forward at this time.

PDD190-2002

1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 3, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED) – SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE - WARD 10** (File C7E13.5) be received; and,

2. That prior to the issuance of draft plan approval, the Official Plan Amendment associated with the subject application shall be approved containing polices to ensure the successful implementation of the "Upscale Executive Special Policy Area" designation.

3. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

4. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

5. That prior to the issuance of draft plan approval, all outstanding comments and final conditions of draft plan approval shall be obtained from internal City Departments and external commenting agencies, and this may result in modifications to the application and proposed draft plan of subdivision.

6. That prior to the issuance of draft plan approval, a Community Design Guideline and Block Plan shall be approved to the satisfaction of the Commissioner of Planning, Design and Development.

7. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law to implement the application and associated upscale executive housing standards; and

8. THAT staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee and approved Council to be addressed prior to draft plan approval have been addressed subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

PDD191-2002

1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 3, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) be received; and,

2. That the correspondence from S. Sanker, 9 Cynthia Crescent, Brampton, dated July 12, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Report F2) be received; and,

3. That prior to the issuance of draft plan approval, the Official Plan Amendment associated with the subject application shall be approved containing policies to ensure the successful implementation of the "Upscale Executive Special Policy Area" designation.

4. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

6. That prior to the issuance of draft plan approval, all outstanding comments and final conditions of draft plan approval shall be obtained from internal City Departments and external commenting agencies, and this may result in modifications to the application and proposed draft plan of subdivision.

7. That prior to the issuance of draft plan approval, a Community Design Guideline Block Plan shall be approved to the satisfaction of the Commissioner of Planning, Design and Development.

8. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law to implement the application and associated upscale executive housing standards; and

9. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee and approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

E 3. Delegation – Ms. Franka Stevenato, 4 Bridgend Crescent, re: Report by R. Bino, Director of Engineering and Development Services, Planning, Design and Development and J. Atwood-Petkovski, Corporate Council and Director of Litigation, Legal Services dated July 15, 2002, re: **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3) (See Report J1).

Mr. R. Bino reviewed the report and recommended to Committee that the sidewalk should be constructed for safety reasons and that removal of it could lead to potential litigation where the City could be held liable.

Ms. Franka Stevenato indicated that she does not support staff decision and made reference to other areas in the City without sidewalks. She advised Committee that when she made the offer to purchase her home from the builder, the maps that were displayed at the sales office did not show a sidewalk. She said that all but one of the homeowners on the street did not wish to have a sidewalk and felt that the City should waive its policy on the construction of sidewalks to accommodate the majority of residents on the street.

Staff responded to questions from Committee with respect to the City's policy on the construction of sidewalks and the legal implications involved if sidewalks were not constructed as required by the policy.

Item J1 was brought forward and dealt with at this time.

Direction was given

- **That staff be directed to report to Planning, Design and Development Committee as to an amendment to the existing policy to require that builders include the locations of sidewalks on all signage for new home sales.**

PDD192-2002 1. That the report by R. Bino, Director of Engineering and Development Services, Planning, Design and Development dated July 15, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C 7E12.3) received; and,

2 That the request for removal of the proposed sidewalk on Bridgend Crescent be refused and the proposed sidewalk on the north side of Bridgend Crescent be installed as soon as possible.

CARRIED

E 4 Delegation – Mr. James Coey, 15 Barrier Reef Lane, on behalf of the West Springdale Residents Association, Brampton re: **PLACE OF WORSHIP AT THE SOUTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND DIXIE ROAD.**

Note: This matter was not included on the agenda for this meeting; however, Committee agreed to hear the delegation.

Mr. James Coey, 15 Barrier Reef Lane, on behalf of the West Springdale Residents Association, expressed concerns regarding the Place of Worship to be located at the southwest corner of Peter Robertson Boulevard and Dixie Road, is to a multi-use facility, including a banquet hall, a house

of refuge for persons who are "on bail", and for residential use. His concern is that these additional uses will impact traffic, parking and will have a negative impact on the value of homes in the area.

Staff responded to questions of Committee, confirming that the Place of Worship is permitted at this location, and that there are accessory uses permitted as part of that zoning.

Direction was given:

- **That the staff report regarding the traffic study undertaken in the area of the Place of Worship at the southwest corner of Peter Robertson Boulevard and Dixie Road, expected to be available for the Planning, Design and Development Committee in September, 2002, include information as to the accessory uses permitted for a Place of Worship.**

F. DEVELOPMENT TEAM REPORTS

F 1. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 3, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MATTAMY (CASTLEMORE) LIMITED) – SOUTH OF COUNTRYSIDE DRIVE ON THE WEST SIDE OF GOREWAY DRIVE - WARD 10** (File C7E13.5).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD190-2002

F 2. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 3, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD191-2002

* F 3. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 20, 2002; re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD 10** (File C7E16.3).

PDD193-2002 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 20, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – CANDEVCON LIMITED – DONATO REALTY PARTNERSHIP - EAST SIDE OF GOREWAY DRIVE – NORTH OF COUNTRYSIDE DRIVE - WARD 10** (File C7E16.3) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain

   the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps.

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. This agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That prior to the issuance of draft plan approval, a Functional Servicing Report shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.

5. That prior to the issuance of draft approval, a Noise Attenuation Study shall be approved by the City and any required modifications to the subdivision plan and/or the inclusion of conditions of draft plan approval shall be undertaken.

6. That prior to draft plan approval, any outstanding final comments from external agencies shall be received by the Planning, Design and Development Department, and any necessary redline revisions to the subdivision plan, as determined by the City, shall be undertaken.

7. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee and approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

   1. any necessary red-line revisions to the draft plan identified by staff.

   2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

   3. the applicant shall demonstrate to the satisfaction of the City that two temporary access points to arterial roadways will be provided.

CARRIED

* F4. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 17, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARQUEE HOTELS LTD. – WESTCREEK BOULEVARD – NORTH OF HIGHWAY 407 AND EAST OF HIGHWAY 410 - WARD 3** (File T2E14.7).

PDD194-2002 1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated June 17, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARQUEE HOTELS LTD. – WESTCREEK**

BOULEVARD – NORTH OF HIGHWAY 407 AND EAST OF HIGHWAY 410 - WARD 3 (File T2E14.7).

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

   (1) The Steeles Industrial Secondary Plan be amended from "Industrial" to "Mixed Commercial – Light Industrial" with specific policies to permit a hotel and address design principles.

   (2) The subject site be rezoned from "Industrial One – Section 604 (M1 – Section 604)" to "Industrial One – Special Section (M1 – Special Section)" with the following provisions:

      (a) shall only be used for the following purposes:

         1. the purposes permitted by Section 604;
         2. a hotel;
         3. purposes accessory to the other permitted purposes.

      (b) shall be subject to the following requirements and restrictions for the hotel:

         1. minimum building height: 4 storeys

         2. minimum landscaped open space:

            a) 9.0 metres along the rear property line facing Highway 410; and,

            b) 3.0 metres abutting Westcreek Boulevard, except at approved access locations.

         3. shall also be subject to the requirements and restrictions of the "M1" zone and all the general provisions of this by-law which are not in conflict with those set out above.

3. That prior to the adoption of the Official Plan Amendment and enactment of the zoning by-law, outstanding comments shall be received from the Region of Peel and the Toronto Region Conservation Authority and any required modifications to the concept site plan or the inclusion of additional conditions shall be undertaken.

4. That prior to the enactment of the Official Plan Amendment and enactment of the zoning by-law, the owner shall submit, to the satisfaction of the City, urban design guidelines that detail the following:

   (a) The intended form, massing and design character of the hotel including building setbacks and rooftop treatments.

   (b) A continuous minimum 9.0 m landscaped buffer shall be maintained along the west boundary of the property abutting Highway 410. In order to appropriately screen views of parking areas between the property line and the building, a berm shall be constructed within the landscaped buffer at a 3:1 slope.

   (c) Extensive landscape treatment within all landscaped buffers/berms surrounding the paved areas of the site.

(d) The location and size of all roof-top mechanical equipment should be suitably screened in appearance from all directions. Roof-top screening should ensure that the roof forms an integral part of the building design with respect to form, colours and materials.

5. That prior to the enactment of the amending zoning by-law, the applicant shall enter into a development agreement with the City that shall include the following:

(a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;

(b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective development charges by-laws;

(c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;

(d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;

(e) The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy;

(f) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler;

(g) The applicant shall submit a Phase 2 Environmental Assessment, prior to the issuance of a building permit, if determined to be necessary by the City of Brampton.

(h) That the applicant agrees to implement the approved design guidelines.

CARRIED

* F 5. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 26, 2002; re: **RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY CANADA CHRISTIAN ACADEMY ON MINOR VARIANCE APPLICATION A11/02 – 510 DEERHURST DRIVE - WARD 10** (File A11/02).

PDD195-2002 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 26, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY CANADA CHRISTIAN ACADEMY ON MINOR VARIANCE APPLICATION A11/02 – 510 DEERHURST DRIVE - WARD 10** (File A11/02) be received; and,

2. That staff be directed to attend the July 31, 2002 Ontario Municipal Board hearing.

CARRIED

* F6. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 26, 2002; re: **RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY GIAN GURDIAL AND BASSI BALVIR ON MINOR VARIANCE APPLICATION A05/02 – 163 RAINFOREST DRIVE - WARD 10** (File A05/02).

PDD196-2002

1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 26, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT – AN APPEAL OF A COMMITTEE OF ADJUSTMENT DECISION – BY GIAN GURDIAL AND BASSI BALVIR ON MINOR VARIANCE APPLICATION A05/02 – 163 RAINFOREST DRIVE - WARD 10** (File A05/02) be received; and,

2. That staff be directed to attend the July 30, 2002 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

F7. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, re: **INFORMATION REPORT –PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE).

This report was originally approved under Consent; however, later in the meeting, on a 2/3 majority vote of the members present, the matter was reopened for discussion.

City Councillor D. Metzak requested a deferral of this item.

PDD197-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT –PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE) **be deferred** for further discussions.

CARRIED

F8. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 24, 2002; re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE BY-LAWS** (File G02BR).

This report was originally approved under Consent; however, later in the meeting, on a 2/3 majority vote of the members present, the matter was reopened for discussion.

Committee discussion took place with respect to the proposed amendment to the City's Comprehensive Zoning By-laws to allow health care offices as home occupations and the impact of this on the community. Staff responded to the concerns indicating that it was because of the wording in the current by-law provisions, health care offices are not allowed and that the proposed amendment is to clarify the issue and restore the original intent of the by-law.

PDD198-2002 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated June 24, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE BY-LAWS** (File G02BR) **be referred** back to staff for clarification and a further report to the next Planning, Design and Development Committee Meeting scheduled to be held on August 12, 2002.

CARRIED

* F9. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated July 3, 2002; re: **SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6) (See Referred Matters M2).

PDD199-2002 1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated July 3, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD - WARD 10** (File C9E6.6) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee or City Council once the applicant has had an opportunity to discuss their concerns with staff.

CARRIED

G. POLICY PLANNING REPORTS

* G1. Report from D. Waters, Manager of Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated June 25, 2002, re: **CONFERENCE REPORT- INTERNATIONAL DOWNTOWN ASSOCIATION** (File G75 ST).

PDD200-2002 1. That the report from D. Waters, Manager of Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated June 25, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **CONFERENCE REPORT- INTERNATIONAL DOWNTOWN ASSOCIATION** (File G75 ST) be received; and,

2. That the City of Brampton encourages the development of a Canadian link to the International Downtown Association Website;

3. That Planning, Design and Development Department staff be directed to keep in contact with the Ottawa International Downtown Association member regarding the Canadian website program being explored by the International Downtown Association; and,

4. That the City Clerk be directed to forward a copy of this report and the Council approved recommendation to the International Downtown Association.

CARRIED

* G2. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated July 3, 2002, re: **RECOMMENDATION REPORT- CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF).

PDD201-2002

1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated July 3, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **RECOMMENDATION REPORT- CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF) be received; and,

2. That the City of Brampton undertake a review of its Official Plan and that such a review be limited in scope and confined to the focus areas set out on page 6 and page 7 of this staff report;

3. That staff be directed to finalize the Official Plan work program and to set out its budget implications for the consideration of City Council; and,

4. That the City Clerk be directed to forward a copy of this report and the Council approved recommendation to the Regions of Peel, York and Halton, and to the area municipalities of Mississauga, Caledon, Halton Hills, Vaughan and Toronto.

CARRIED

G3. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 28, 2002, re: **PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33 LA).

A letter addressed to Committee from the Churchville Heritage Committee dated July 15, 2002, re: Changes in Boundary to Churchville Heritage Conservation District, with a revised resolution attached, was circulated.

Committee discussion took place with respect to the appropriateness of amending the western boundary of the Churchville Heritage Conservation District given concerns expressed by the Churchville Heritage Committee in the letter circulated, and the impact on the developments underway in the area.

PDD202-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated June 28, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33 LA) be received, as amended to correct a clerical error by renumbering Appendix 7 as Appendix 8 and Appendix 8 as Appendix 7; and,

2. That the letter from the Churchville Heritage Committee dated July 15, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **CHANGES IN BOUNDARY TO CHURCHVILLE HERITAGE CONSERVATION DISTRICT** be received; and,

3. That a revised boundary for the Churchville Heritage Conservation District be approved by enacting the by-law attached as Appendix 7 of the aforementioned report, which has the effect of amending the boundary of the Churchville Heritage Conservation District by excluding all of the lands on the east side of the Heritage District to be approved for

   conventional residential development through plans of subdivision in compliance with the policies of the Bram West Secondary Plan, as well as by excluding the lands south of Highway 407.

4. That, upon enactment, the by-law be submitted to the Ontario Municipal Board for approval.

CARRIED

* G 4. Report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated July 8, 2002, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45).

PDD203-2002

1. That the report from D. Waters, Manager, Land Use Policy and M. Majeed, Policy Planner, Planning, Design and Development, dated July 8, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received; and,

2. That staff be directed to report back to the Planning, Design and Development Committee with a response to the issues raised at the public meeting, open house and landowner/staff/external agencies workshop and a revised draft official plan amendment at the Planning, Design and Development Committee Meeting of September 9, 2002; and,

3. That staff be directed to report back to the Planning, Design and Development Committee with a final Recommendation Report to the Planning, Design and Development Committee Meeting of September 23, 2002.

CARRIED

H. BUILDING AND ZONING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 4, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10501 BRAMALEA ROAD** (File G33-LA).

PDD204-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 4, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10501 BRAMALEA ROAD** (File G33-LA) be received; and,

2. That the application for a permit to demolish the residential property located at 10501 Bramalea Road be approved.

CARRIED

* H 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 2, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2002** (File B11).

PDD205-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2002** (File B11) be received.

CARRIED

* H3. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 12, 2002, re: **CONSOLIDATION OF BY-LAW 139-84 – HOUSEKEEPING BY-LAW** (File P42CO).

PDD206-2002 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated June 12, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **CONSOLIDATION OF BY-LAW 139-84 – HOUSEKEEPING BY-LAW** (File P42CO) be received; and,

2. That staff be directed to prepare the necessary by-law to amend By-law 139-84 to correct the errors of formatting, wording or references etc. outlined in this report and that the amending by-law be presented directly to Council.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

I 1. Report from D. Pyne, Asset Manager, Community Services, dated June 18, 2002, re: **TELECOM SITE AT TERRY MILLER** (File A46) (See Delegation E1).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD189-2002

* I 2. Report from K. Walsh, Director of Community Design, Parks Planning and Development and J. Lilly, Open Space Planner, Planning, Design and Development, dated July 4, 2002, re: **PATHWAYS MASTER PLAN AND DESIGN GUIDELINES** (File P03.TR).

PDD207-2002 1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and J. Lilly, Open Space Planner, Planning, Design and Development, dated July 4, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **PATHWAYS MASTER PLAN AND DESIGN GUIDELINES** (File P03.TR) be received; and,

2. That staff be authorized to prepare an implementation plan that sets out:

- The recommended steps and timing for implementing the Pathways Master Plan. The master plan identified a number of guidelines that will be addressed as part of the implementation plan. As these initiatives move forward, staff will report on the adoption of standards, as well as their operational costs, personal level of service and risk assessment analysis.

- The detailed costing of the maintenance and repair programs for the 2003 current and capital budget submission.

3. That staff be authorized to prepare:

- A communications and marketing plan that will identify how the Pathways initiatives will be communicated to the public on an ongoing basis.

- A report that identifies the venue, timing, and other information regarding the official project launch in the Spring of 2003.

- The final version of the Pathways "public use" map (trails guide) and trail reference guide as well as a version of the Master Plan and Design Guidelines for public use and distribution.

CARRIED

I 3. Report from K. Walsh, Director of Community Design, Parks Planning and Development and G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated July 11, 2002, re: **FLORAL CITY STRATEGY – PRESENTATION** (File R15.FL).

Mr. K. Walsh gave a presentation providing an overview of the history of Brampton and the potential benefits of the Floral City Strategy which will encourage greater civic pride, a better quality of life and more community involvement.

Committee discussion took place and the following **direction was given:**

- **That the staff of City Clerk's Office poll all Members of Council to determine their interest in being a member of the Floral Strategy Committee, and coordinate an initial meeting of the ad hoc committee.**

PDD208-2002 That the report from K. Walsh, Director of Community Design, Parks Planning and Development and G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated July 11, 2002, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **FLORAL CITY STRATEGY – PRESENTATION** (File R15.FL) be received.

CARRIED

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

J 1. Report by R. Bino, Director of Engineering and Development Services, Planning, Design and Development and J. Atwood-Petkovski, Corporate Counsel and Director of Litigation, Legal Services dated July 15, 2002, re: **REQUEST FOR REMOVAL OF SIDEWALK ON BRIDGEND CRESCENT - WARDS 6, 10 & 11** (File C7E12.3) (See Delegation E3).

DEALT WITH UNDER ITEM E3, RECOMMENDATION PDD192-2002

K. HERITAGE BOARD MINUTES

K 1. **BRAMPTON HERITAGE BOARD – JUNE 18, 2002**

PDD209-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JUNE 18, 2002**, to the Planning, Design and Development Committee Meeting of July 15, 2002, Recommendations HB083-2002 to HB088-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB083-2002 That the agenda for the Brampton Heritage Board Meeting of June 18, 2002 be approved, as amended, to add:

G 4-3. **Bram East Secondary Plan** (File P26).

HB084-2002 That the Minutes of the Brampton Heritage Board Meeting of May 21, 2002, to the Brampton Heritage Board Meeting of June 18, 2002, be received.

HB085-2002 That the following delegations, to the Brampton Heritage Board Meeting of June 18, 2002, re: **APPLICATION FOR DEMOLITION PERMIT – 3605 CASTLEMORE ROAD – HIGHSPRING ESTATES INC.** (File G33/C8E10.2) be received:

1. Mr. Colin McGregor, Vice President, Land Development, Trinison Management Corp.
2. Mr. Robert Zuech, Development Coordinator, Trinison Management Corp.
3. Ms. Mary MacDonald, Archaeological Services Inc.; and,

That the Brampton Heritage Board has no objection to the issuance of a demolition permit for the home located at 3605 Castlemore Road, subject to the developer working with staff to find ways to recognize the history of the property and the families who lived there such as street naming, monuments, and any other recommended commemorative options to be provided in a report commissioned by the developer from Ms. Mary MacDonald, of Archaeological Services Inc.

HB086-2002 That the **MINUTES OF THE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF JUNE 4, 2002**, to the Brampton Heritage Board Meeting of June 18, 2002, be received.

HB087-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF MAY 13, 2002** (File G33), to the Brampton Heritage Board Meeting of June 18, 2002, be received.

HB088-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 24, 2002, at 7:00 p.m. or at the call of the Chair.

CARRIED

L. OTHER/NEW BUSINESS

L 1. REPORTS ADDED TO AGENDAS AT MEETINGS

During discussions of Delegation E3 and Report J1, **direction was given:**

- **That staff be directed to present an overview of any reports added to an agenda at a committee meeting.**

M. REFERRED MATTERS

* M 1. REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE

PDD210-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of July 15, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

* M 2. Planning, Design and Development Committee Recommendation PDD154-2002, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) – NORTHEAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD – WARD 10** (File C9E6.6).

DEALT WITH UNDER ITEM E3, RECOMMENDATION PDD199-2002

N. DEFERRED MATTERS

O. CORRESPONDENCE

O 1. Correspondence from S. Sanker, 9 Cynthia Crescent, Brampton, re: Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated July 3, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- FANSHORE INVESTMENTS INC. (GORE) – SOUTH OF COUNTRYSIDE DRIVE AND ADJACENT TO THE INTERSECTION OF GOREWAY DRIVE AND CYNTHIA CRESCENT - WARD 10** (File C7E14.4) (See Report F2).

P. QUESTION PERIOD

P 1. City Councillor John Sprovieri referred to a letter he received with respect to increased development in the Goreway Drive area and the lack of roads to accommodate the heavy traffic that has resulted.

P 2. J. A. Marshall, Commissioner of Planning, Design and Development, responded to a question of City Councillor John Sprovieri, advising that Rural Estate Residential Policy Review is part of the department's work program; however, other priorities in 2002, include growth management and Northwest Brampton Expansion Studies have lowered its priority. He advised that during the 2003 Budget process, a revised work program will be presented.

Q. PUBLIC QUESTION PERIOD -nil

R. ADJOURNMENT

PDD211-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday August 12, 2002 at 7:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:58 p.m., July 15, 2002.

AUGUST 12, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present: City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Vice Chair)**

Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent: Regional Councillor G. Miles – Wards 7 and 11(other municipal business)
Regional Councillor R. Begley – Wards 8 and 9 (illness)

Staff Present: **Planning, Design and Development Department**
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
D. Kraszewski, Manager of Development Services
P. Snape, Manager of Development Services
B. Steiger, Development Planner
T. Goodeve, Development Planner
M. Gervais, Development Planner
D. Babulal, Development Planner
O. Izirein, Policy Planner
A. Parsons, Development Planner

Legal Services
C. Connor, Corporation Counsel and Director of Real Estate Services
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

The meeting was called to order 7:10 p.m. and adjourned at 9:57 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD212-2002**	**APPROVAL OF THE AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D1.	**PDD213-2002**	**INFORMATION REPORT – PROPOSED REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LTD. – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B)
D2.	**PDD214-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE -NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - 10605 COLERAINE DRIVE – WARD 10** (File C12E13.11)
D3.	**PDD215-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED – SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8)
D4.	**PDD216-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. – NORTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.3)
D5.	**PDD217-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS LTD. – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND FAIRHILL AVENUE – WARD 6** (File C3W12.8)
D6.	**PDD218-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GREG DELL AND ASSOCIATES/RAVINDER CHAHAL – NORTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND SUNNY MEADOW BOULEVARD – WARD 10** (File C5E11.17)
D7.	**PDD219-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – LOCKSPUR ESTATES INC. ON BEHALF OF A. MIOTTO ET AL. – WEST SIDE OF THE GORE ROAD- NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.3)
D8.	**PDD220-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR PLAN OF SUBDIVISION – BRAM EAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD - NORTH OF EBENEZER ROAD – WARD 10** (Files C9E9.2 / C9E8.5 / C9E8.6 / C9E8.7 / C9E8.8 / C9E8.9)

E1. PDD221-2002 **DELEGATIONS – RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52 (See Report Item F9)

E2. PDD222-2002 **DELEGATION – APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** (See Report G6)

E3. PDD223-2002 **DELEGATION – TELECOM SITE AT TERRY MILLER** (See Deferred Report N2)

F1. PDD224-2002 **RECOMMENDATION REPORT – REVISIONS TO THE COUNCIL-APPROVED COMMUNITY VISION BLOCK PLAN - MCVEAN CORRIDOR - SPECIAL POLICY AREA 4 OF THE BRAM EAST SECONDARY PLAN – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File P26S41)

F2. PDD225-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.3)

F3. PDD226-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES – EAST SIDE OF GOREWAY DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E10.2)

F4. PDD227-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.2)

F5. PDD228-2002 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KNOCKBOLT CONSTRUCTION/METRUS DEVELOPMENT INC. – NORTHEAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD - EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5)

F6. PDD229-2002 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5)

F7. (DELETED) **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5)

F8. PDD230-2002 **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16)

F9. PDD221-2002 **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52). (See Delegation Item E1)

G1. PDD231-2002 **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND DIANE HUGHES – 7630 CREDITVIEW ROAD – WARD 6** (File G33LA)

G2. PDD232-2002 **APPEAL OF OFFICIAL PLAN AMENDMENT #570 TO THE CITY OF VAUGHAN OFFICIAL PLAN – YORK TRUCK CENTRE** (File P28/T17H1-5)

G3. PDD233-2002 **STATUS REPORT – OMB APPEAL AND COURT CHALLENGE – GROUP HOME AND LODGING HOUSE OFFICIAL PLAN AND BY-LAW AMENDMENTS** (File C51GR)

G4. PDD234-2002 **PROPOSAL TO PROVIDE TAX RELIEF FOR HERITAGE PROPERTIES** (File G33LA)

G5. PDD235-2002 **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 3605 CASTLEMORE ROAD – WARD 10** (File G33LA)

G6. PDD222-2002 **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** (File G33LA) (See Delegation E2)

G7. PDD236-2002 **INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT: CONCRETE BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6** (File G33LA)

G8. PDD237-2002 **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE)

G9. PDD238-2002 **INFORMATION REPORT – APPROVED AMENDMENTS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE)

G10. PDD239-2002 **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR)

H1. PDD240-2002 **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2002** (File B11)

I1. PDD241-2002 **STATUS REPORT – DEVELOPMENT DESIGN GUIDELINES** (File P44.DE)

J. **ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

K1. PDD242-2002 **BRAMPTON HERITAGE BOARD MINUTES – JULY 23, 2002**

L1. PDD243-2002 **OMB HEARING MEMORIAL GARDENS (SAM/YOUNG-SOO CHE) – APPLICATION TO AMEND ZONING BY-LAW TO PERMIT DRIVING RANGE AS A TEMPORARY USE - NORTHWEST CORNER EDENBROOK HILL DRIVE AND HIGHWAY 7** (Files C2W11.17 & P1597)

L2. PDD244-2002 **CITY OF BRAMPTON SUBMISSION – PRIME MINISTER'S TASK FORCE ON URBAN ISSUES - " CANADA'S URBAN STRATEGY-A VISION FOR THE 21st CENTURY"**

M1. **PDD245-2002** **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

N1. **PDD246-2002** **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31)

N2. **PDD223-2002** **TELECOM SITE AT TERRY MILLER** (File A46) (See Delegation Item E3)

O1. **PDD247-2002** **BILL 124 – PROPOSE AMENDMENT TO SECTION 41 OF THE PLANNING ACT (SITE PLAN CONTROL) 10.0, 10.6)**

O2. **PDD248-2002** **AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL**

O3. **PDD249-2002** **KINGSTON DECLARATION**

O4. **PDD250-2002** **TRANSPORTATION PRIORITIES IN THE REGION OF PEEL**

O5. **PDD251-2002** **PHASE 2 – YORK/PEEL DURHAM GROUNDWATER MANAGEMENT STRATEGY STUDY - STATUS UPDATE**

O6. **PDD252-2002** **REQUEST FOR ENDORSEMENT – EARTH CHARTER**

P. **QUESTION PERIOD**

Q. **PUBLIC QUESTION PERIOD**

R. **PDD253-2002** **ADJOURNMENT**

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CITY COUNCILLOR G. GIBSON, CHAIR

A. APPROVAL OF THE AGENDA

PDD212-2002 That the agenda for the Planning, Design and Development Committee Meeting dated August 12, 2002, be amended to add:

Correspondence

O 7. Correspondence from Mr. Rup Lal, 1445695 Ontario Inc. 105 Kennedy Road South, dated August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GREG DELL AND ASSOCIATES/RAVINDER CHAHAL – NORTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND SUNNY MEADOW BOULEVARD** (File C5E11.17) (See Report D6).

O 8. Correspondence and petition submitted by Mr. David Jackson, 16 Julian Drive, Brampton, dated August 9, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – LOCKSPUR ESTATES INC. ON BEHALF OF A. MIOTTO ET AL. – WEST SIDE OF THE GORE ROAD- NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.3) (See Report D7).

Delegation E 1

4. Ms. Angela Mellow, 98 Rosedale Avenue West, Brampton
5. Mr. Mark Hodgkinson, 26 Pleasantview Road, Brampton, and to,

And to Delete

Item F7- Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED - SOUTH EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5).

CARRIED

B. CONFLICTS OF INTEREST

Regional Councillor Lorna Bissell declared a conflict of interest with respect to Item G10 - Information Report – Omnibus (Housekeeping) Amendment – City of Brampton Comprehensive Zoning By-laws- as she operates a business from her home.

Councillor Avtar Aujla declared a conflict of interest with respect to Item G10 - Information Report – Omnibus (Housekeeping) Amendment – City of Brampton Comprehensive Zoning By-laws- as her spouse operates a business from their home.

Councillor John Hutton declared a conflict of interest with respect to Item G10 - Information Report – Omnibus (Housekeeping) Amendment – City of Brampton Comprehensive Zoning By-laws- as his spouse operates a business from their home.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F2, F3, F4, F5, F8, G1, G2, G5, G7, G8, G9, H1, I1, K1, L1, L2, M1, O1, O2, O3, O4, O5, O6)

D. PUBLIC MEETING REPORTS

D 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 2, 2002, re: **INFORMATION REPORT – PROPOSED REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LTD. – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B).

One member of the public requested a presentation of the proposal but did not wish to address Committee.

Mr. Tom Goodeve, Development Planner gave a presentation and outlined details of the proposal.

PDD213-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – PROPOSED REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B AND APPLICATION TO AMEND THE ZONING BY-LAW – NORTHVIEW DOWNS DEVELOPMENTS LTD. – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 2. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July18, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE -NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - 10605 COLERAINE DRIVE – WARD 10** (File C12E13.11).

No members of the public were present for this item.

PDD214-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July18, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – CAVESE INVESTMENTS LIMITED – EAST SIDE OF COLERAINE DRIVE -NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - 10605 COLERAINE DRIVE – WARD 10** (File C12E13.11) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from K. Ash, Manager of Development Services, Planning, Design and Development, and T. Goodeve, Development Planner, Planning, Design and Development, dated July 19, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED – SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8).

No members of the public were present for this item.

PDD215-2002

1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, and T. Goodeve, Development Planner, Planning, Design and Development, dated July 19, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED – SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 18, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. – NORTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.3).

No members of the public were present for this item.

PDD216-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 18, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. – NORTHWEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.3) received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 18, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS LTD. – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND FAIRHILL AVENUE – WARD 6** (File C3W12.8).

No members of the public were present for this item.

PDD217-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 18, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – COOKFIELD DEVELOPMENTS LTD. – SOUTHWEST CORNER OF CHINGUACOUSY ROAD AND FAIRHILL AVENUE – WARD 6** (File C3W12.8) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GREG DELL AND ASSOCIATES/RAVINDER CHAHAL – NORTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND SUNNY MEADOW BOULEVARD - (WARD 10)** (File C5E11.17).

Members of the public present requested a presentation of the proposal.

Ms. Deborah Babulal, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Rup Lal, on behalf of 1445695 Ontario Inc., expressed concerns with respect to increased traffic and the market feasibility of the proposal given that he has an adjacent site which he has had difficulty leasing for medical offices. He also submitted a letter to Committee indicating his objection to the proposed application.

PDD218-2002

1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GREG DELL AND ASSOCIATES/RAVINDER CHAHAL – NORTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND SUNNY MEADOW BOULEVARD – WARD 10** (File C5E11.17) be received; and,

2. That the correspondence from Mr. Rup Lal, 1445695 Ontario Inc. 105 Kennedy Road South, dated August 12, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, objecting to, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GREG DELL AND ASSOCIATES/RAVINDER CHAHAL – NORTHWEST CORNER OF PETER ROBERTSON BOULEVARD AND SUNNY MEADOW BOULEVARD** (File C5E11.17) be received; and,

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – LOCKSPUR ESTATES INC. ON BEHALF OF A. MIOTTO ET AL. – WEST SIDE OF THE GORE ROAD- NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.3).

Members of the public present requested a presentation of the proposal.

Mr. Bernie Steiger, Development Planner, gave a presentation and outlined details of the proposal.

Mr. David Jackson, 16 Julian Drive, submitted correspondence with a petition signed by residents of the neighbourhood, dated August 9, 2002, indicating their objection to the proposed Official Plan Amendment. He expressed concerns regarding future plans for Julian Drive and Princess Andrea Court and the impact the proposed amendment to re-designate the lands to low-density residential would have on the value of properties that are considered "Estate Residential".

Mr. Joe Miotto, 14 Princess Andrea Court, on behalf of the applicant, indicated that while they do not share the concerns of the residents, the landowners of the subject lands are trying to work with everyone in the community and staff. He also was of the opinion that the proposal will not negatively impact the City.

PDD219-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – LOCKSPUR ESTATES INC. ON BEHALF OF A. MIOTTO ET AL. – WEST SIDE OF THE GORE ROAD- NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.3) be received; and,

2. That the correspondence and petition submitted by Mr. David Jackson, 16 Julian Drive, dated August 9, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – LOCKSPUR ESTATES INC. ON BEHALF OF A. MIOTTO ET AL. – WEST SIDE OF THE GORE ROAD- NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.3), be received, and,

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 8. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR PLAN OF SUBDIVISION – BRAM EAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD - NORTH OF EBENEZER ROAD – WARD 10** (Files C9E9.2 / C9E8.5 / C9E8.6 / C9E8.7 / C9E8.8 / C9E8.9).

Members of the public present requested a presentation of the proposal.

Mr. Bernie Steiger, Development Planner, gave a presentation and provided details of the proposal.

Mr. Claudio Meringolo, 15 Rosegarden Drive, was concerned that the area would not be considered "upscale executive" if the proposed official plan amendment was approved and that a precedent could be set for future development.

PDD220-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND APPLICATIONS FOR PLAN OF SUBDIVISION – BRAM EAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD - NORTH OF EBENEZER ROAD – WARD 10** (Files C9E9.2 / C9E8.5 / C9E8.6 / C9E8.7 / C9E8.8 / C9E8.9) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Delegations, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52 (See Report Item F9.)

1. Mr. Neil Davis, on behalf of 961852 Ontario Inc. Toronto
2. Mr. Frank Raymond, 4 Harmsworth Avenue, Brampton
3. Mr. Helmut Flemming, 45 Fairglen Avenue, Brampton
4. Ms. Angela Mellow, 98 Rosedale Avenue West, Brampton
5. Mr. Mark Hodgkinson, 26 Pleasantview Road, Brampton

Mr. Neil Davis, representative of 961852 Ontario Inc., Toronto and on behalf of the Daniels Corporation, indicated that they support staff recommendations and that they are trying to resolve the outstanding concerns of the residents. He advised Committee that they are in the process of purchasing more lands from the City which will assist in lowering the density on Fairglen Avenue.

Mr. Frank Raymond, 4 Harmsworth Avenue, advised that he has been a resident of the community for fifteen years and does not support staff recommendations as he felt the proposed development will create more traffic problems.

Mr. Helmut Flemming, 45 Fairglen Avenue, advised that he had reviewed the report and while he does not oppose the proposal he expressed several concerns which included the following:

- Proposal does not fit the lifestyle of the community which is already established
- Increased Density
- Driveway access should not be from Fairglen Avenue
- Increased traffic congestion
- On street parking
- Safety of pedestrians
- Existing school will not accommodate more children
- Streetscape

- Rental units will create a transient community

Ms. Angela Mellow, 98 Rosedale Avenue West, expressed concerns with respect to increased traffic on Rosedale Avenue. She was concerned with the safety of pedestrians and suggested to Committee that a four–way stop sign be placed at the intersection to Pleasantview Avenue and Fairglen Avenue.

Mr. Mark Hodgkinson, 26 Pleasantview Road, expressed concerns with respect to density and questioned whether the roads in the area could accommodate the increased traffic that would be created by the proposed development.

Committee discussion took place and staff responded to questions from the Committee with respect to the concerns of the delegations.

Item F9 was brought forward and dealt with at this time.

PDD221-2002

1. That the following delegations to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52), be received;

    1. Mr. Neil Davis, on behalf of 961852 Ontario Inc. Toronto
    2. Mr. Frank Raymond, 4 Harmsworth Avenue, Brampton
    3. Mr. Helmut Flemming, 45 Fairglen Avenue, Brampton
    4. Ms. Angela Mellow, 98 Rosedale Avenue West, Brampton
    5. Mr. Mark Hodgkinson, 26 Pleasantview Road, Brampton, and

2. That the following approved recommendations of the Planning, Design and Development Committee at its Meeting of August 12, 2002, not be considered by Council for final approval until September 16, 2002:

    "1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52) be received; and

    "2. That the application be approved and staff be directed to prepare the appropriated documents for consideration of City Council, subject to the following:

        2.1 The Brampton West Secondary Plan is amended to designate the subject lands "Medium Density Residential" with a specific policy to limit the density to 43 units per hectare (17.4 units per acre).

    "3. That the Planning, Design and Development Committee recommend approval of the subject application and staff be directed to prepare the appropriate amendment to the zoning by-law.

"4. That prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:

4.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process;

4.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws;

4.3 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;

4.4 The applicant shall pay cash-in-lieu of parkland in accordance with the Planning Act and City Policy.

4.5 Prior to site plan approval, the noise control measures recommended by HGC Engineering in their acoustical report entitled "Noise and Vibration Feasibility Study, 1 Pleasantview Avenue (Con 1 WHS PT Lot 7) Brampton, Ontario" dated March 13, 2002 shall be updated and incorporated into the approved plans noted in section 3.1 to the satisfaction of the City.

4.6 The applicant shall erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board are erected prior to registration.

4.7 The applicant shall agree to include the following warning clauses in all rental contracts or residential units until the permanent school for the area has been completed:

(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus

on roads presently in existence or at another place designated by the Board.";

4.8 Arrangements satisfactory to the City and the Region of Peel for the provision of all matters and works relating to residential waste collection and disposal.

4.9 The applicant shall submit to the satisfaction of the City urban design guidelines and agree to carry out the necessary works and adhere to architectural standards to fully implement the approved guidelines.

4.10 The site plan drawing shall show a 7.5 m daylight rounding at the intersection of Pleasantview Road and Fairglen Avenue.

4.11. In accordance with Council's direction (via resolution AF028-2002) concerning requests made of the City to assume private roads (such as the proposed 'common elements' condominium roadways), staff notes that it continues to be the policy of the City not to intentionally assume private roads, in order that the City may avoid assuming responsibility and liability for their future maintenance. Approval of the proposed draft plan of condominium will therefore require the proponent to provide notice to prospective purchasers or renters that the City assumes no responsibility for the future maintenance of the proposed condominium roads.

"5. That prior to the enactment of the zoning by-law, the applicant shall register on title an agreement between the applicant and the Canadian National Railway which shall include the following:

(a) Safety setback of dwellings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.

(b) The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square meter of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.

(c) Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, $\pm$ 3 dB with a RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do

not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.

(d) The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.

(e) The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: 'Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.'

(f) Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.

(g) The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

(h) The Owner enter into an Agreement stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.

(i) The Owner may be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN."

3. Whereas a possible need for a Four-Way Stop at the Pleasantville Avenue and Fairglen Avenue intersection is identified with the introduction of townhouse dwellings on the subject lands; and

Whereas there are no immediate plans for a Four-Way Stop at the Pleasantview and Fairglen Avenue intersection;

That Traffic Engineering Services staff be directed to evaluate the need to establish a Four-Way Stop at the Pleasantview Avenue and Fairglen Avenue intersection and report back to Planning, Design and Development staff with a recommendation prior to the September 16, 2002 Council meeting; and,

4. That staff be directed to forward the Official Plan amendment and/or Zoning By-law Amendment for Council's consideration at the September 16, 2002 Council meeting.

CARRIED

E 2. Mr. Haydn Matthews, Executive Vice-President, Great Gulf Group of Companies, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** (See Report G6).

Mr Haydn Matthews, Executive Vice-President, Great Gulf Group of Companies, provided background on the application and explained the urgency for having this matter resolved. He outlined the reasons for seeking a demolition permit for the building, indicating that the house is impacting the completion of Sandalwood Parkway.

Committee discussion took place regarding the possibility of preservation and relocation of the house.

Item G6 was brought forward and dealt with at this time.

The following motion was considered.

PDD222-2002

1. That the delegation of Mr. Haydn Matthews, Executive Vice-President, Great Gulf Group of Companies, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** be received; and,

2. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 30, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** (File G33LA) be received; and,

3. That a demolition permit be issued for the house at 10481 Bramalea Road at such time as the requirements of the Demolition Control By-law (draft approve plan and executed pre-servicing agreement) have been met and all reasonable steps have been taken to offer the home for sale and relocation; and,

4. That if the home cannot be relocated, the developer be required to provide a report prepared by a qualified heritage consultant to the satisfaction of the Commissioner of Planning, Design and Development documenting the home and the property.

CARRIED

E 3. Mr. Garth Alleyne, Leasing Specialist, Rogers Wireless Inc, re: **TELECOM SITE AT TERRY MILLER** (See Deferred Report N2).

Mr. Garth Alleyne of Rogers Wireless Inc. outlined details of their proposal to install a communication tower at the Terry Miller Recreation site to provide wireless communication coverage to the surrounding neighbourhood. He advised that Rogers have met with the area Councillors and tried to resolve the concerns of the residents. Councillor Cowie confirmed that the tower will be located far away from the residents and with the present shrubbery and large field at the site, the tower will not be an eyesore to residents.

Discussion took place with respect to the type of pole that would be used for the tower and the delegation responded to Committee's questions.

Item N2 was brought forward and dealt with at this time.

Direction was given

- **That the Commissioner of Finance prepare a report to Administration and Finance Committee as to whether or not the revenue received for the installation of the tower can be directed for the use of Terry Miller Recreation Center rather than to the City's general revenue.**

The following motion was considered.

PDD223-2002

1. That the delegation of Mr. Garth Alleyne, Leasing Specialist, Rogers Wireless Inc, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **TELECOM SITE AT TERRY MILLER** be received; and,

2. That the report from D. Pyne, Asset Manager, Community Services dated June 18, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **TELECOM SITE AT TERRY MILLER** (File A46) be received; and,

3. That the request by Rogers AT & T Wireless Communications to locate and construct a wireless tower at Terry Miller be approved subject to standard conditions; and,

4. That the appropriate departmental staff engage the proponents to arrive at a suitable design and fiduciary requirements.

CARRIED

F. DEVELOPMENT TEAM REPORTS

* F 1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – REVISIONS TO THE COUNCIL-APPROVED COMMUNITY VISION BLOCK PLAN - MCVEAN CORRIDOR - SPECIAL POLICY AREA 4 OF THE BRAM EAST SECONDARY PLAN – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File P26S41).

PDD224-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – REVISIONS TO THE COUNCIL-APPROVED COMMUNITY VISION BLOCK PLAN - MCVEAN CORRIDOR - SPECIAL POLICY AREA 4 OF THE BRAM EAST SECONDARY PLAN – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File P26S41) be received; and,

2. That the revised figures to the McVean Community Vision and Block Plan prepared by the MBTW Group and dated June 2002 found in Appendix '1' of this report be approved to facilitate preparation, review, and co-ordination of development proposals within the McVean Corridor Area (Special Policy Area 4).

CARRIED

* F 2. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.3).

PDD225-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 939843 ONTARIO LIMITED – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.3) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments from any circulated internal departments and external agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

4. That prior to the issuance of draft approval, the Master Environmental Servicing Plan and the Functional Servicing Report be reviewed and approved by the City.

5. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted.

6. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

7. That prior to the issuance of draft approval, the applicant shall submit Urban Design Guidelines for the subject plan and Community Block Plan Area, to the satisfaction of the City of Brampton.

8. That prior to the issuance of draft approval, the plan of subdivision shall reflect the detailed limits of development for the woodlot to the satisfaction of the City of Brampton.

9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

10. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law; and,

11. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff;

    2. All conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision,** or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

CARRIED

* F 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES – EAST SIDE OF GOREWAY DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E10.2).

PDD226-2002 1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HIGHSPRING ESTATES – EAST SIDE OF GOREWAY DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E10.2) be received; and,

2 That prior to the issuance of draft plan approval, outstanding final comments from any circulated internal departments and external agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, if any, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

4. That prior to the issuance of draft approval, the Master Environmental Servicing Plan and the Functional Servicing Report be reviewed and approved by the City;

5. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;

6. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

7. That prior to the issuance of draft approval, the applicant shall submit Urban Design Guidelines for the subject lands and the McVean Corridor Community Vision Block Plan area, to the satisfaction of the City of Brampton;

8. That prior to the issuance of draft approval, the plan of subdivision shall reflect the detailed limits of development for the woodlot to the satisfaction of the City of Brampton.

9. That prior to the issuance of draft approval, the applicant shall provide for sufficient area to construct an Upscale Executive entry feature at the south side of the intersection of Street 'A' with Goreway Drive concurrent with the one shown on the north side of the intersection, to the satisfaction of the Commissioner of Planning, Design and Development;

10. That prior to the issuance of draft approval, the applicant shall address the concerns of the owner of 9841 Goreway Drive with respect to the provision of a noise barrier along the property's flankage with the Bram East Corridor, in a manner satisfactory to the applicant, owner of 9841 Goreway Drive and the City of Brampton;

11. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

12. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law; and,

13. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff;

    2. All conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development; including the following:

        a) Pursuant to the Heritage Board's recommendation regarding the disposition of the dwelling at 3605 Castlemore Road, the applicant shall submit a report by a qualified archaeologist/heritage planner identifying how the area's heritage and long-time residents can be recognized as part of the subject development. The report and recommendations shall be reviewed and endorsed by the Brampton Heritage Board and implemented to the satisfaction of the City.

        b) A condition requiring the developer to construct a noise barrier along the Bram East Corridor flankage of 9841 Goreway Drive to the satisfaction of the City of Brampton and the owner of 9841 Goreway Drive.

CARRIED

* F 4. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.2).

PDD227-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTS POINT ESTATES – WEST SIDE OF MCVEAN DRIVE - SOUTH OF CASTLEMORE ROAD – WARD 10** (File C8E8.2) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments from any circulated internal departments and external agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

4. That prior to the issuance of draft approval, the Master Environmental Servicing Plan and Functional Servicing Report be reviewed and approved by the City;

5. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;

6. That prior to the issuance of draft approval, the applicant shall submit Urban Design Guidelines for the subject lands and the McVean Corridor Community Vision Block Plan area, to the satisfaction of the City of Brampton;

7. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

9. That prior to the issuance of draft approval, the applicant shall provide details with respect to the proposed access from Street 'E' into the valley, to the satisfaction of the Planning, Design and Development Department;

10. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law; and,

11. THAT staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff;

    2. All conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development, including the following:
       a. That a condition be included requiring the removal of the existing wall for the existing dwelling (Block 19) and its replacement with a fence and appropriate landscaping to the satisfaction of the City, at the developer's expense.
       b. That Street 'D' be flared at the intersection with Street 'A' in order to accommodate a median, to the satisfaction of the City.
       c. That prior to final approval, an alternative lotting plan be provided for Block 1 and 19 indicating how Block 19 could be re-developed and incorporated with the remainder of the subdivision.

12. That prior to the zoning of any townhouse units, detailed site and design plans shall be submitted to the satisfaction of the City demonstrating the upscale character of the project with careful integration with the surrounding upscale neighbourhood and natural features, including the retention of mature vegetation wherever possible.

CARRIED

* F 5. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KNOCKBOLT CONSTRUCTION/METRUS DEVELOPMENT INC. – NORTHEAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD - EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5).

PDD228-2002

1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – KNOCKBOLT CONSTRUCTION/METRUS DEVELOPMENT INC. – NORTHEAST CORNER OF FERNFOREST DRIVE AND THE FUTURE DESIGNATED EAST-WEST COLLECTOR ROAD - EXTENDING EAST OF OCTILLO BOULEVARD – WARD 10** (File C4E14.5) be received; and,

2. That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

   (1) The applicant shall, prior to obtaining site plan approval, address the following issues to the satisfaction of the City:

      a) that arrangements satisfactory to the Commissioner of Planning, Design and Development shall be made to provide access to the subject property;

b) that servicing arrangements shall be made with the subdivision to the south (Argo Bramalea Limited, File C4E14.4);

c) that prior to the issuance of a building permit the proponent shall carry out an archaeological assessment of the subject property and mitigate, through reservation of resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture & Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements; and,

(2) That the implementing zoning by-law rezone the subject lands from 'Agricultural (A)' under By-law 151-88, as amended to 'Institutional One (I1).'

CARRIED

F 6. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5).

PDD229-2002 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) be **deferred** to the next meeting of the Planning, Design and Development scheduled to be held on September 9, 2002.

CARRIED

F 7. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated July 29, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED- SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5).

THIS ITEM WAS DELETED FROM THE AGENDA, RECOMMENDATION PDD212-2002

* F 8. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 15, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16).

PDD230-2002 1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated July 15, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM AND APPLICATION TO AMEND THE ZONING BY-LAW – ANDRIN FAIRWAY HOMES LTD. – NORTHEAST AND NORTHWEST QUADRANTS OF RICHVALE DRIVE AND BOVAIRD DRIVE – WARD 2** (File C2E11.16) be received; and,

2. That the rezoning application be approved and staff be directed to prepare the appropriate implementing documents for consideration by City Council.

CARRIED

F 9. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated July 22, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – DANIELS CORPORATION – 1 PLEASANTVIEW AVENUE – WARD 5** (File C1W7.52). (See Delegation Item E1).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD221-2002

G. POLICY PLANNING REPORTS

* G 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 24, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND DIANE HUGHES – 7630 CREDITVIEW ROAD – WARD 6** (File G33LA).

PDD231-2002 1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 24, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN AND DIANE HUGHES – 7630 CREDITVIEW ROAD – WARD 6** (File G33LA) be received; and,

2. That a Heritage Permit for renovation and additions to an existing single detached dwelling at 7630 Creditview Road be approved, based on the Heritage permit application submitted by John and Diane Hughes, as well as the following conditions as recommended by the Churchville Heritage Committee:

- Board and batten is to be a grey earth tone;
- A mortarlesss brick (Novabrick) is acceptable as a cladding material on the lower part of the wall
- Roofing is to be black shingles;
- Front entranceway to remain unchanged with the exception of the door which is to be painted; and
- Roof vents to remain unchanged.

CARRIED

* G 2. Report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated July 30, 2002, re: **APPEAL OF OFFICIAL PLAN AMENDMENT #570 TO THE CITY OF VAUGHAN OFFICIAL PLAN – YORK TRUCK CENTRE** (File P28/T17H1-5).

PDD232-2002

1. That the report from A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated July 30, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **APPEAL OF OFFICIAL PLAN AMENDMENT #570 TO THE CITY OF VAUGHAN OFFICIAL PLAN – YORK TRUCK CENTRE** (File P28/T17H1-5) be received; and,

2. That the City of Brampton's appeal of Vaughan OPA 570 be maintained;

3. That the City of Brampton Planning, Design and Development, Works and Transportation, and Legal Services staff be authorized to undertake appropriate preparations in conjunction with Region of Peel and Town of Caledon staff, and to attend at the Ontario Municipal Board as necessary to defend the City of Brampton position regarding Vaughan OPA 570;

4. That this report be forwarded to the Region of Peel, Region of York, Town of Caledon, City of Vaughan and Ministry of Transportation for their information.

CARRIED

G 3. Report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated July 29, 2002, re: **STATUS REPORT – OMB APPEAL AND COURT CHALLENGE – GROUP HOME AND LODGING HOUSE OFFICIAL PLAN AND BY-LAW AMENDMENTS** (File C51GR).

PDD233-2002

1. That the report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **STATUS REPORT – OMB APPEAL AND COURT CHALLENGE – GROUP HOME AND LODGING HOUSE OFFICIAL PLAN AND BY-LAW AMENDMENTS** (File C51GR) be received; and,

2. That the budget allocation of $20,000.00 from Account Number 201002.001.0401.0001 (OMB Account) to retain expert witnesses be approved and that staff be authorized to retain the witnesses required for the hearing.

CARRIED

G 4. Report from D. Nicholson, Policy Planner, Planning, Design and Development, and H. Coffey, Tax Manager, Finance, dated July 17, 2002, re: **PROPOSAL TO PROVIDE TAX RELIEF FOR HERITAGE PROPERTIES** (File G33LA).

Committee discussion took place and staff responded to questions and clarified issues with respect to the proposed tax rebate program for heritage properties.

PDD234-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, and H. Coffey, Tax Manager, Finance, dated July 17, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **PROPOSAL TO PROVIDE TAX RELIEF FOR HERITAGE PROPERTIES** (File G33LA) be received; and,

2. That staff undertake consultation with the Brampton Heritage Board on the means of implementing a heritage tax rebate program, based on the various issues in this report;

3. That this staff report be circulated to the Region of Peel, the Ministry of Culture and the Ontario Heritage Foundation for comment; and,

4. That subject to the results of consultation with the Brampton Heritage Board and with other municipalities, that the City staff prepare a report on the implementation of a heritage tax program, along with a By-law as required by the Municipal Act, for consideration at a future meeting of the Planning, Design and Development Committee.

CARRIED

* G 5. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 29, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 3605 CASTLEMORE ROAD – WARD 10** (File G33LA).

PDD235-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **THE HERITAGE INVENTORY – 3605 CASTLEMORE ROAD – WARD 10** (File G33LA) be received; and,

2. That at such time as the conditions identified in the City's Demolition Control By-law process have been satisfied (draft plan approval and executed preservicing agreement) and the applicant has submitted a heritage assessment report satisfactory to the Commissioner of Planning, Design and Development, a demolition permit be issued for the home at 3605 Castlemore Road.

CARRIED

G 6. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 30, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 10481 BRAMALEA ROAD – WARD 10** (File G33LA) (See Delegation E2).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD222-2002

* G 7. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 2, 2002, re: **INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT: CONCRETE BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6** (File G33LA).

PDD236-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT: CONCRETE BOWSTRING ARCH BRIDGE ON CREDITVIEW ROAD NORTH OF STEELES AVENUE WEST – WARD 6** (File G33LA) be received; and,

2. That the "NOTICE OF INTENTION TO DESIGNATE" attached as Appendix 1, to the staff report be served on the Ontario Heritage Foundation, and that this notice also be published in the Brampton Guardian in accordance with the applicable legislation; and,

3. That staff shall report back to City Council at their next meeting after the expiry of the appeal period under Section 29 of the Ontario Heritage Act, regarding the filing of any objections to the designation of the Concrete bowstring arch bridge on Creditview Road as a structure of historical, architectural and contextual significance under Part IV of the Ontario Heritage Act (R.S.O. 1990.c.O.18) and submit for the consideration of Council a by-law designating the bridge.

CARRIED

* G 8. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated July 26, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

PDD237-2002

1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated July 26, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **RECOMMENDATION REPORT – REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received; and,

2. That City Council endorse amending Section 6.2.3(3), 6.2.3(5), 6.2.3(6) and 6.2.3(7) of the Community Improvement Plan as discussed herein.

3. That the Ministry of Municipal Affairs and Housing be requested to approve the amendments to Section 6.2.3(3), 6.2.3(5), 6.2.3(6) and 6.2.3(7) of the Community Improvement Plan as discussed herein.

4. That the City Clerk be requested to forward a copy of this report and Council resolution to the Municipal Services Office, Central Region, of the Ministry of Municipal Affairs and Housing.

CARRIED

* G 9. Report from P. Cooper, Policy Planner, Planning, Design and Development, dated July 29, 2002, re: **INFORMATION REPORT – APPROVED AMENDMENTS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE).

PDD238-2002

1. That the report from P. Cooper, Policy Planner, Planning, Design and Development, dated July 29, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – APPROVED AMENDMENTS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75 CE) be received.

CARRIED

G 10. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated July 30, 2002, re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR).

Note: Regional Councillor Lorna Bissell declared a conflict of interest with respect to this item as she operates a business from her home.

Note: Councillor Avtar Aujla declared a conflict of interest with respect to this item as her spouse operates a business from their home.

Note: Councillor John Hutton declared a conflict of interest with respect to this item as his spouse operates a business from their home.

PDD239-2002 1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated July 30, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR) be received; and,

2. That a public meeting be held in accordance with City Council procedures; and subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendment to the City's Comprehensive Zoning By-laws to clearly identify the intent of the zoning by-law, by permitting a health care office as a home occupation in a single–family detached dwelling.

CARRIED

H. BUILDING AND ZONING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 30, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2002** (File B11).

PDD240-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated July 30, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2002** (File B11) be received.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

* I 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and J. Corbett, Director of Planning and Development Services, Planning, Design and Development, dated July 26, 2002, re: **STATUS REPORT – DEVELOPMENT DESIGN GUIDELINES** (File P44.DE).

PDD241-2002 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and J. Corbett, Director of Planning and Development Services, Planning, Design and Development, dated July 26, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **STATUS REPORT – DEVELOPMENT DESIGN GUIDELINES** (File P44.DE) be received.

CARRIED

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

K. HERITAGE BOARD MINUTES

K 1. **BRAMPTON HERITAGE BOARD – JULY 23, 2002**

PDD242-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JULY 23, 2002**, to the Planning, Design and Development Committee Meeting of August 12, 2002, Recommendations HB089-2002 to HB0104-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB089-2002 That the agenda for the Brampton Heritage Board Meeting of July 23, 2002 be approved, as amended, to add:

E 1. Mr. Haydn Matthews, Executive Vice-President, Great Gulf Group of Companies, re: **DEMOLITION APPLICATION – 10481 BRAMALEA ROAD – WHISPERING WILLOW LAND DEVELOPMENT INC. – WARD 10** (File C5E12.8/G33);

G 4.5 **Response to Brampton Heritage Board's Comments on the Official Plan Review** (File P25OV/G33); and,

G 4.6 **Heritage Inventory Property – 2419 Countryside Drive** (File G33).

HB090-2002 That the Minutes of the Brampton Heritage Board Meeting of June 18, 2002, to the Brampton Heritage Board Meeting of July 23, 2002, be received.

HB091-2002 That the delegation of Mr. Haydn Matthews, Executive Vice-President, Great Gulf Group of Companies, to the Brampton Heritage Board Meeting of July 23, 2002, re: **DEMOLITION APPLICATION – 10481 BRAMALEA ROAD – WHISPERING WILLOW LAND DEVELOPMENT INC. – WARD 10** (File C5E12.8/G33) be received; and,

That due to its location and present condition, it is the opinion of the Brampton Heritage Board that the home located at 10481 Bramalea Road is worthy of preservation and could be worthy of designation, therefore, it is the position of the Board that issuance of a demolition permit for this home be opposed at this time and that the possibility of a commercial use on this site be considered.

HB092-2002 That staff of the Planning, Design and Development Department be requested to respond more specifically to the Brampton Heritage Board's comments on the City's Official Plan Review which were outlined in Recommendation HB069-2002 approved by Council on June 10, 2002, as considered at the Brampton Heritage Board Meeting of July 23, 2002.

HB093-2002 That staff follow-up with the developer and applicable development planning staff to ensure that the heritage inventory property located at 2419 Countryside Drive, and any other identified heritage resource in this plan, are considered as part of the overall development plan, as considered at the Brampton Heritage Board Meeting of July 23, 2002.

HB094-2002 That a contribution of $100.00 be made to the 2002 Doors Open Brampton program to help offset promotion costs, as considered at the Brampton Heritage Board Meeting of July 23, 2002.

HB095-2002 That the **MINUTES OF THE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF JULY 2, 2002**, to the Brampton Heritage Board Meeting of July 23, 2002, be received.

HB096-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF JUNE 24, 2002** (File G33), to the Brampton Heritage Board Meeting of July 23, 2002, be received; and,

That Ms. Kathy Pask, a resident of Churchville, be approved as a member of the Churchville Heritage Committee for the current term ending November 30, 2003.

HB097-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF JULY 17, 2002** (File G33), to the Brampton Heritage Board Meeting of July 23, 2002, be received.

HB098-2002 That the correspondence from Mr. Allan Gotlieb, Chair, Ontario Heritage Foundation, to Mayor S. Fennell, dated June 19, 2002, to the Brampton Heritage Board Meeting of July 23, 2002, re: **INVITATION TO PARTICIPATE IN THE ONTARIO HERITAGE FOUNDATION'S HERITAGE COMMUNITY RECOGNITION PROGRAM 2002** (File G33) be received.

HB099-2002 That the correspondence from Ms. Heather Thomson, Acting LACAC Advisor, Ministry of Culture, dated June 12, 2002, to the Brampton Heritage Board Meeting of July 23, 2002, re: **PROVINCIAL POLICY STATEMENT REVIEW** (File G33) be received.

HB100-2002 That the correspondence from Ms. Heather Thomson, Acting LACAC Advisor, Ministry of Culture, dated June 11, 2002, to the Brampton Heritage Board Meeting of July 23, 2002, re: **CULTURAL CAPITALS OF CANADA PROGRAM** (File G33) be received.

HB101-2002 That the correspondence from Mr. Sean C. Fraser, Property Administrator, Easements, Heritage Programs and Operations Branch, Ontario Heritage Foundation, to Mr. Alex Bogorad, Capital Project Manager, Housing and Property Services, Region of Peel, dated June 27, 2002, to the Brampton Heritage Board Meeting of July 23, 2002, re: **PEEL HERITAGE COMPLEX – HERITAGE CONSERVATION EASEMENT – PROPOSED ACCESSIBILITY UPGRADING, NEW VESTIBULE – WARD 3** (File G33) be received.

HB102-2002 That staff be requested to retain a heritage consultant to prepare a report outlining options for the protection of the former OPP Academy Building and the site line from the building to McLaughlin Road and Queen Street, as considered at the Brampton Heritage Board Meeting of July 23, 2002.

HB103-2002 That the information re: **ASSOCIATION OF PRESERVATION TECHNOLOGY INTERNATIONAL – 2002 PRE-CONFERENCE TRAINING WORKSHOPS – SEPTEMBER 11/12, 2002 – TORONTO, ONTARIO** (File G33), to the Brampton Heritage Board Meeting of July 23, 2002, be received.

HB104-2002 That the Brampton Heritage Board do now adjourn to meeting again on Tuesday, September 17, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

L. OTHER/NEW BUSINESS

* L 1. Report from J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services, dated July 10, 2002, re: **OMB HEARING MEMORIAL GARDENS (SAM/YOUNG-SOO CHE) – APPLICATION TO AMEND ZONING BY-LAW TO PERMIT DRIVING RANGE AS A TEMPORARY USE - NORTHWEST CORNER EDENBROOK HILL DRIVE AND HIGHWAY 7** (Files C2W11.7 & P1597)

PDD243-2002

1. That the report from J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services, dated July 10, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **OMB HEARING MEMORIAL GARDENS (SAM/YOUNG-SOO CHE) – APPLICATION TO AMEND ZONING BY-LAW TO PERMIT DRIVING RANGE AS A TEMPORARY USE - NORTHWEST CORNER EDENBROOK HILL DRIVE AND HIGHWAY 7** (Files C2W11.7 & P1597) be received; and,

2. That a planning consultant be retained to provide evidence at the Ontario Municipal Board hearing of this matter, with an upper limit of $10,000.00 for such retainer.

CARRIED

* L 2. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and D. Reader, Executive Assistant to the City Manager, dated July 18, 2002, re: **CITY OF BRAMPTON SUBMISSION – PRIME MINISTER'S TASK FORCE ON URBAN ISSUES - " CANADA'S URBAN STRATEGY-A VISION FOR THE 21st CENTURY"**.

PDD244-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development and D. Reader, Executive Assistant to the City Manager, dated July 18, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **CITY OF BRAMPTON SUBMISSION – PRIME MINISTER'S TASK FORCE ON URBAN ISSUES - " CANADA'S URBAN STRATEGY-A VISION FOR THE 21st CENTURY"** be received; and,

2. That the Government of Canada be advised that the aforementioned report represents the City of Brampton's formal response to the Interim Report of the Prime Minister's Caucus Task Force on Urban Issues; and,

3. That the Prime Minister's Caucus Task Force **Urban Vision for Canada** be supported and endorsed and that the Federal Government be encouraged to expedite the completion of the final report of the Caucus Task Force by the fall of 2002; and,

4. That the Task Force Recommendation to the Federal Government to develop An Urban Strategy for the 21st Century and that a permanent ministerial responsibility be assigned to provide on-going and direct consultation and communication on urban policy and programs between the Federal Government and local urban municipalities with populations in excess of 100,000 be supported and,

5. That the Prime Minister's Caucus Task Force be advised that reference should be made to Appendix One of the aforementioned staff report for detailed comments on each of the recommendations of the Task Force; and,

6. That it be recommended that the final Urban Strategy Report of the Task Force target a limited range of the high priority strategic initiatives as a first phase for implementation and that other lower priority initiatives be applied on a priority basis. Further, it is recommended that the Urban Strategy initiatives be structured on a geographic basis to reflect specific regional needs; and,

7. That it be strongly recommended that the Urban Strategy be supported by a companion financial strategy that provides local governments with a stable source of funding based on federal budget allocations; transfer payments or increased tax/revenue jurisdiction to be granted to local municipal governments; and,

8. That the following suggested priority list of strategic initiatives be proposed for implementation as the first phase of the Urban Strategy:

   i. A national infrastructure program;
   ii. A national transportation program;
   iii. A national affordable housing program;
   iv. A National environmental protection strategy.

CARRIED

M. REFERRED MATTERS

* M 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD245-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N. DEFERRED MATTERS

N 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, re: **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31).

PDD246-2002 1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31) be deferred to the Planning, Design and Development Committee Meeting scheduled to be held on September 9, 2002.

CARRIED

N 2. Report from D. Pyne, Asset Manager, Community Services dated June 18, 2002 re: **TELECOM SITE AT TERRY MILLER** (File A46) (See Delegation Item E3).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD223-2002

O. CORRESPONDENCE

* O 1. Correspondence from the Town of Markham, dated June 12, 2002, re: **BILL 124 – PROPOSE AMENDMENT TO SECTION 41 OF THE PLANNING ACT (SITE PLAN CONTROL) 10.0, 10.6)**.

PDD247 –2002 That the correspondence from the Town of Markham, dated June 12, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **BILL 124 – PROPOSE AMENDMENT TO SECTION 41 OF THE PLANNING ACT (SITE PLAN CONTROL) 10.0, 10.6)** be received.

CARRIED

* O 2. Correspondence from the Regional Municipality of Halton, dated July 10, 2002, re: **AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL**.

PDD248 - 2002 That the correspondence from the Regional Municipality of Halton, dated July 10, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL** be received.

CARRIED

* O 3. Correspondence from People and the Planet: Changing Values for a Sustainable Future, dated July 5, 2002 - **KINGSTON DECLARATION**.

PDD249– 2002 That the correspondence from People and the Planet: Changing Values for a Sustainable Future, dated July 5, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **KINGSTON DECLARATION** be received.

CARRIED

* O 4. Correspondence from Region of Peel, dated June 25, 2002, re: **TRANSPORTATION PRIORITIES IN THE REGION OF PEEL**.

PDD250–2002 That the correspondence from Region of Peel, dated June 25, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **TRANSPORTATION PRIORITIES IN THE REGION OF PEEL** be received.

CARRIED

* O 5. Correspondence from Region of Peel, dated June 25, 2002, re: **PHASE 2 – YORK/PEEL DURHAM GROUNDWATER MANAGEMENT STRATEGY STUDY - STATUS UPDATE**.

PDD251–2002 That the correspondence from Region of Peel, dated June 25, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **PHASE 2 – YORK/PEEL DURHAM GROUNDWATER MANAGEMENT STRATEGY STUDY - STATUS UPDATE** be received.

CARRIED

* O 6. Correspondence from Toronto and Region Conservation Authority, dated July 2, 2002, re: **REQUEST FOR ENDORSEMENT – EARTH CHARTER**.

PDD252-2002 That the correspondence from Toronto and Region Conservation Authority, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of August 12, 2002, re: **REQUEST FOR ENDORSEMENT – EARTH CHARTER** be received.

CARRIED

P. QUESTION PERIOD

Councillor Bill Cowie raised concerns about the proliferation of potential illegal basement apartments in various parts of the Community. John Corbett explained the process of legalizing basement apartments in accordance with City's policy and the rezoning process with respect to new basement apartments.

Q. PUBLIC QUESTION PERIOD – nil

R. ADJOURNMENT

PDD253-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday September 9, 2002 at 7:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 10:57 p.m., August 12, 2002.

AMENDED

SEPTEMBER 9, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present: City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Vice Chair)**

Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
Regional Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent: City Councillor L. Jeffrey – Ward 2 (other municipal business)
City Councillor P. Richards - Wards 8 (illness)

Staff Present: **Planning, Design and Development Department**
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
K. Ash, Manager of Development Services
P. Snape, Manager of Development Services
D. Waters, Manager of Land Use Policy
B. Steiger, Development Planner
T. Goodeve, Development Planner
M. Majeed, Policy Planner

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

The meeting was called to order 7:07 p.m. and adjourned at 10:58 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD254-2002**	**APPROVAL OF THE AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D1.	**PDD255-2002**	**INFORMATION REPORT –APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – JOE GALLO BROTHERS PAVING LIMITED – WEST SIDE OF REGIONAL ROAD 50 -SOUTH OF COLERAINE DRIVE – 6 CADETTA ROAD - WARD 10** (File C11E12.9)
D2.	**PDD256-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – WHISPERING WILLOW LAND DEVELOPMENT INC. – SOUTHEAST CORNER OF BRAMALEA ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY EAST – WARD 10** (File C5E13.2)
D3.	**PDD257-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED FOR ANGREZ SINGH AND RAJINDER KALSI – WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27)
D4.	**PDD258-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM (PENDING) AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAM TOM ARCHITECT INC. – SOUTHWEST CORNER OF DIXIE ROAD AND HOWDEN BOULEVARD – WARD 7** (File C3E7.7)
E1.	**PDD259-2002**	**DELEGATION -APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16) (See Report F3)
E2.	**PDD260-2002**	**DELEGATION- RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Report G3)
E3.		**ITEM WITHDRAWN FROM AGENDA**
F1.	**PDD261-2002**	**SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD – WARD 10** (File C9E6.6)
F2.	**PDD262-2002**	**INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (JULY 2002)** File (G31AC)

F3. **PDD259-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1 –** (File C1W9.16).

F4. **PDD263-2002** **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – DESURI HOMES LIMITED – (WEST SIDE OF MCLAUGHLIN ROAD-BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE) – WARD 6** (File C2W14.3)

G1. **PDD264-2002** **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 46 DANUM ROAD – WARD 4** (File C51 GR)

G2. **PDD265-2002** **RECOMMENDATION REPORT- CENTRAL AREA PLAN REVIEW** (File P26 CS)

G3. **PDD260-2002** **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45)

H1. **PDD266-2002** **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2002** (File B11)

H2. **PDD267-2002** **CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISION FOR ALL ZONES** (File P42CO).

I. **COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**

J1. **PDD268-2002** **SUBDIVISION ASSUMPTION – PARACON INDUSTRIAL - REGISTERED PLAN 43M-947 – FIRST GULF BOULEVARD – BISCAYNE CRESCENT** (File T2W14.01)

K. **BRAMPTON HERITAGE BOARD**

L. **PDD269-2002** **PROPOSED FEDERAL ELECTORAL BOUNDARIES**

M1. **PDD270-2002** **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

N1. **PDD271-2002** **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE)

N2. **PDD272-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5)

O1. **PDD273-2002** **YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY – FINAL STATUS REPORT**

O 2. **PDD274-2002** **EXPRESSION OF THANKS TO THE CITY OF BRAMPTON, THE PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT AND MR. ANDRES COTIC (File A00)**

O 3. PDD275-2002 REGION OF PEEL RESPONSE TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON URBAN ISSUES INTERIM REPORT

P. QUESTION PERIOD

Q. PUBLIC QUESTION PERIOD

R. PDD276-2002 ADJOURNMENT

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CITY COUNCILLOR G. GIBSON, CHAIR

A. APPROVAL OF THE AGENDA

PDD254-2002 That the agenda for the Planning, Design and Development Committee Meeting dated September 9, 2002, be amended to add:

Delegations

E 1. Delegations, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16)

5. Mr. Wayne, Highgate, 33 Gatesgill Street, Brampton
6. Ms. Tracey Guerriero, 34 Gorsebrook Court, Brampton
7. Ms. Moira Thomas, 32 Gorsebrook Court, Brampton
8. Mr. Glen O'Brecht, Director of Property Managers, Peel Living

L 1. **PROPOSED FEDERAL ELECTORAL BOUNDARIES**.

CARRIED

B. CONFLICTS OF INTEREST

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F2, G2, H1, H2, J1, M1, N2, O1, 02, 03)

D. PUBLIC MEETING REPORTS

D 1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated August 23, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – JOE GALLO BROTHERS PAVING LIMITED – WEST SIDE OF REGIONAL ROAD 50 - SOUTH OF COLERAINE DRIVE – 6 CADETTA ROAD - WARD 10** (File C11E12.9).

No members of the public were present for this item.

PDD255-2002 1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated August 23, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT –APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – JOE GALLO BROTHERS PAVING LIMITED – WEST SIDE OF REGIONAL ROAD 50 -SOUTH OF COLERAINE DRIVE – 6 CADETTA ROAD - WARD 10** (File C11E12.9) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 2. Report from J. Corbett, Director of Planning and Land Development Services and K. Ash Manager of Development Services, Planning, Design and Development, dated August 15, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – WHISPERING WILLOW LAND DEVELOPMENT INC. – SOUTHEAST CORNER OF BRAMALEA ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY EAST – WARD 10** (File C5E13.2).

No members of the public were present for this item.

PDD256-2002

1. That the report from J. Corbett, Director of Planning and Land Development Services and K. Ash Manager of Development Services, Planning, Design and Development, dated August 15, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – WHISPERING WILLOW LAND DEVELOPMENT INC. – SOUTHEAST CORNER OF BRAMALEA ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY EAST – WARD 10** (File C5E13.2) be received; and,

2. That subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law;

3. That no further public meeting beyond the September 9, 2002 public meeting be convened regarding the subject application;

4. That prior to the issuance of the City's Notice of Decision to draft approve, any necessary corresponding revisions identified by the City to be undertaken to the site-specific Functional Servicing Report submitted in support of Plan 21T-00021B shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services;

5. That prior to the issuance of the City's Notice of Decision to draft approve, a corresponding addendum to the final Detailed Noise Report prepared for Plan 21T-00021B shall be submitted for preliminary review by the City to ensure that the revised plan facilitates the provision of appropriate noise attenuation treatment in the vicinity of the southeast corner of Bramalea Road and Sandalwood Parkway East;

6. That prior to the issuance of the City's Notice of Decision to draft approve, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales of where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton's List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

7. That prior to the issuance of the City's Notice of Decision to draft approve, the applicant shall execute an amended preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks;

8. That staff be authorized to issue the Notice of Decision to draft approve at such time as all conditions outlined above have been addressed to the satisfaction of the City subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including but not limited to the following:

   a) The proposed road allowances, including Sandalwood Parkway East, the proposed road widening (Block 3) and daylighting provisions shall be dedicated as public highways on the final plan proposed for registration and at no cost to the City.

CARRIED

D 3. Report from K. Ash, Manager of Development Services, Planning, Design and Development, and D. Herron, Development Planner, Planning, Design and Development, dated September 9, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED FOR ANGREZ SINGH AND RAJINDER KALSI – WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27).

No members of the public were present for this item.

PDD257-2002

1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated September 9, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED FOR ANGREZ SINGH AND RAJINDER KALSI – WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated August 26, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM (PENDING) AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAM TOM ARCHITECT INC. – SOUTHWEST CORNER OF DIXIE ROAD AND HOWDEN BOULEVARD – WARD 7** (File C3E7.7).

Members of the public present requested a presentation of the proposed development.

Mr. Tom Goodeve, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Davinder Mangat, 11 Hazelwood Court, informed Committee that he did not support the proposed development as he felt the area should remain low density. He was of the opinion that the neighbouring properties would be devalued, and felt that if approval was given it should be for single family homes on large lots. He also raised concerns with respect to increased traffic and school congestion. He presented Committee an aerial plan showing the existing site and the proposed development site.

Mr. John Morris, 7 Hazelwood Drive, expressed concerns regarding the impact of the proposed development with respect to traffic and density. He indicated that he was not in support of the application and was of the opinion that the residents of the community should not be subjected to the discomfort created by construction.

Mr. Don Gordon, 18 Langley Place, requested that the application be refused because he felt the area should remain a high value, low-density neighbourhood. He was of the opinion that if homes were to be built they should be quality homes on large lots and the change in density should be gradual. He expressed concerns with respect to the old trees, open space and greenbelt area that exist in the community and questioned whether they would be protected. He also raised concerns with regards to taxes and the impact the proposed development would have on the value of properties.

Ms. Ruth Armstrong, 4 Heather Place, indicated that she does not support the proposal and felt that no changes should be made to the area.

Ms. Carmel Kristal, 9 Hazelwood Court, advised that she was not against development, but felt that the greenbelt and open space should be protected.

Ms. Nina Delisi-Cromwell, 4 Hazelwood Court, indicated that she does not support the proposed application. She expressed concerns regarding density, traffic and the safety of residents, as there are no sidewalks on her street.

Mr. Amandio Vieira, 13 Hazelwood Court, informed Committee that he likes Bramalea Woods with its open space and green belt areas and felt that the community should remain as it is. He agreed with the comments of the previous speakers and was concerned about the area becoming high density.

Mr. Steve Timmings, 40 Hillside Drive, advised that Bramalea Woods is considered a high value executive area and any development that is approved should be consistent with what already exists. He suggested that Committee consider the impact of the proposed development before making a decision. He also questioned whether residents would be compensated for any decline of property value.

Ms. Tracy Grech, 16 Lambeth Street, expressed concerns with respect to traffic impact on her street, school congestion, and the safety of children. She was of the opinion that the neighbourhood would be “ruined” if the proposal was approved.

Mr. Rajeev Gupta, 3 Hazelwood Court, informed Committee that he would have to look at the town houses from his back yard and suggested that the developer should construct homes that are worth half of a million dollars instead of townhouses. He indicated that he does not support the proposed development.

Ms. Cheryl Grigg, 26 Langley Place, expressed concerns with respect to lot sizes, traffic and school congestion. She was of the opinion that the proposed development does nothing to enhance the neighbourhood. She agreed that the property in question is an eyesore and would like to see the completion of the subdivision but felt that the high quality homes and low density should be retained.

Mr. Eric Caulfield, 32 Langley Place, informed Committee that he does not oppose development, but felt that common sense should be exercised when a decision is made. He was of the opinion that the present proposal would create a congested community and requested that Committee refuse the application.

Mr. Peter Faux, 5 Hillside Drive, expressed concerns regarding the psychological impact on persons living in such a high density development.

Ms. Cindy Brown, 5 Hazelwood Court, presented Committee with a document from the Peel Regional Police showing accident statistics for the Howden Boulevard and Dixie Road area. She was of the opinion that the high-density neighbourhood that would be created by the proposed development would increase accidents. She also felt that because it is an executive area the present residents would leave if the proposal was approved.

Mr. Peter Brown, 5 Hazelwood Court, expressed concerns with respect to the proposed development.

Mr. Wayne Finch, 31 Hillside Drive, suggested that million dollar homes should be built instead of townhouses. He was of the opinion that approval of this proposed development would establish a precedent for similar applications in other areas.

Discussion took place and staff responded to questions from the Committee.

PDD258-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated August 26, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM (PENDING) AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAM TOM ARCHITECT INC. – SOUTHWEST CORNER OF DIXIE ROAD AND HOWDEN BOULEVARD – WARD 7** (File C3E7.7) be received; and,

2. That the correspondence from the following members of the public, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF CONDOMINIUM (PENDING) AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SAM TOM ARCHITECT INC. – SOUTHWEST CORNER OF DIXIE ROAD AND HOWDEN BOULEVARD – WARD 4** (File C3E7.7) who are not in support of this application be received:

    1. Mr. Michel Defays, 104 Lord Simcoe Drive, Brampton
    2. Mr. Andrew Cromwell, 4 Hazelwood Drive, Brampton
    3. Mr. Raminder Gill, 9780 Bramalea Road North, Brampton
    4. Ms. Cindy Brown, 5 Hazelwood Court, Brampton
    5. Mr. Amandio Vieira, 13 Hazelwood Court, Brampton
    6. Mr. & Mrs. Wayne & Bonnie Campbell, 6 Langley Place, Brampton
    7. Mr. Jack Stragier, 2 Lillington Street, Brampton
    8. Ms. Joan Timmings, 40 Hillside Drive, Brampton
    9. Mr. Richard & Colleen Pulley, 4 Langley Place, Brampton
    10. Ms. Jasna Boyd, 73 Lord Simcoe Drive, Brampton
    11. Mr. Godfrey Davies, 79 Hillside Drive, Brampton
    12. Mr. & Mrs. Michael & Hazel Leach, 30 Langley Place, Brampton

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D. DELEGATIONS

E 1. Delegations, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16) (See report F3).

1. Mr. Brian Johnston – Community Advocate
2. Ms. Beverley Davis – Community Advocate (not present)
3. Mr. Brad Harris – Salvation Army
4. Ms. Janet Nicholls – Habitat For Humanity, Brampton (not present)
5. Mr. Wayne, Highgate, 33 Gatesgill Street, Brampton
6. Ms. Tracey Guerriero, 34 Gorsebrook Court, Brampton
7. Ms. Moira Thomas, 32 Gorsebrook Court, Brampton
8. Mr. Glen O'Brecht, Director of Property Managers, Peel Living

Mr. Brian Johnston, Community Advocate, indicated that he supports staff recommendations and suggested that Committee approve the application.

Mr. Brad Harris, Director of Salvation Army, indicated that he supports staff recommendations and was of the opinion that it was an opportunity to provide affordable housing for less fortunate people who are trying to improve their lives.

Mr. Wayne Highgate, 33 Gatesgill Street, indicated that he was opposed to the proposal and expressed his concerns which included the following:

- Lack of elevator access to the buildings
- Size of units
- Fire safety and escape
- Safety of the residents in the area
- Lack of support services such as food banks and recreation facilities
- Insufficient parking spaces
- Failure to remove garbage from properties owned by the Region of Peel
- Lack of maintenance of properties owned by the Region of Peel including Peel Manor

Ms. Tracey Guerriero, 34 Gorsebrook Court, questioned the rationale of the Region of Peel for a proposal to construct another building at that location considering there are already that many in the area. She suggested that Committee assist the Region in finding another location.

Ms. Moira Thomas, 32 Gorsebrook Court, expressed concerns regarding the safety of the seniors who live in the existing buildings owned by the Region of Peel. She requested Committee to consider the well-being of the senior community and refuse the proposed application.

Mr. Glen O'Brecht, Director of Property Managers, Peel Living, provided details with respect to the criteria for selecting tenants for the proposed units.

Discussion took place and Mr. O'Brecht responded to concerns raised by the Committee.

Item F3 was brought forward and dealt with at this time.

PDD259-2002 1. That the delegations, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16) be received;

1. Mr. Brian Johnston – Community Advocate
2. Mr. Brad Harris – Salvation Army
3. Mr. Wayne, Highgate, 33 Gatesgill Street, Brampton
4. Ms. Tracey Guerriero, 34 Gorsebrook Court, Brampton
5. Ms. Moira Thomas, 32 Gorsebrook Court, Brampton
6. Mr. Glen O'Brecht, Director of Property Managers, Peel Living, and

2. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated August 23, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16) be received; and,

3. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council subject to the following conditions:

   3.1 That the Brampton West Secondary Plan (SP 15) be amended with respect to the subject lands in accordance with the following:

      3.1.1 To allow a 55-unit apartment building operated by a public authority on the subject lands.

   3.2 That the implementing zoning by-law amend By-law 200-82 with respect to the subject lands in accordance with the following:

      3.2.1 To permit a 55-unit apartment building operated by a public authority.

      3.2.2 That only 54 bachelor and 1 one-bedroom apartment units are permitted.

      3.2.3 That the maximum unit size for a bachelor apartment be restricted to 32.6 square metres.

      3.2.4 That a minimum of 34 parking spaces be provided on site.

      3.2.5 That a minimum setback of 6.5 metres to Hurontario Street be provided to the main building. Any entrance porticos or canopies may be permitted to protrude 1.5 metres into the required setback.

      3.2.6 That the building be restricted to 3 storeys in height.

      3.2.7 That a minimum building separation of 25.0 metres be provided to the existing Peel Manor nursing home.

   3.3 In the review of the site plan the following shall be addressed:

      3.3.1 That an adequate buffer shall be provided between the bedroom wing of the Peel Manor building and the proposed development which may include fencing, berming and intensive landscaping.

      3.3.2 That the westerly façade of the building be treated in an aesthetic manner, with a similar level of architectural treatment and provision of elements as found on the Main Street façade of the building.

3.3.3 That the building reflect the character of the surrounding low-rise residential area in terms of building design, materials and roof type.

3.3.4 That the driveway entrance to the building be designed in order to emphasize pedestrian-priority at the pedestrian crossing of the driveway (such as through surface treatment, raising the driveway grade to the sidewalk level, line painting and signage).

3.3.5 That appropriate identification and directional signage be provided for the existing Peel Manor building and the proposed apartment.

3.3.6 That additional landscaping be provided between the existing Peel Manor building and the proposed apartment for screening purposes.

CARRIED

E 2. Delegations, re: **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Report G3).

1. Mr. Michael Gagnon, GLB Urban Planners Ltd.
2. Mr. Ray Tufgar, Totten Sims Hubicki Associates
3. Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel (BECAP) Sustainable Growth Committee

Notwithstanding the staff recommendation to defer this matter, two of the delegations requested permission to present their submissions.

Mr. Michael Gagnon, GLB Urban Planners Ltd., on behalf of landowners within the Credit Valley Secondary Plan area, presented a written submission dated September 9, 2002, and then verbally outlined comments, observations and suggested revisions to the proposed Credit Valley Secondary Plan. He indicated his willingness to work with staff to move forward to the next stage of the plan.

Mr. Ray Tufgar, Totten Sims Hubicki Associates, consultant to the City advised that he would make a presentation at the next meeting.

Ms. Pam Williams, 8596 Creditview Road, Brampton, Brampton Environmental Community Advisory Panel (BECAP), Sustainable Development Committee expressed concerns regarding the impact the proposed changes would have on the future of the Credit Valley, and in particular the Credit River and its natural features. She suggested that no further growth should be permitted in the area until the overall effects of the proposed changes to the Secondary Plan have been considered. She also presented Committee with a written submission detailing her concerns.

Discussion took place and staff responded to questions and concerns expressed by Committee and the delegations and indicated that a further report may be prepared depending on further comments that may be received.

Item G3 was brought forward and dealt with at this time.

PDD260-2002 1. That the delegations to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received;

1. Mr. Michael Gagnon, GLB Urban Planners Ltd.
2. Mr. Ray Tufgar, Totten Sims Hubicki Associates
3. Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel (BECAP) Sustainable Growth Committee; and,

2. That the submissions to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received;

    1. Mr. Michael Gagnon, GLB Urban Planners, dated September 9, 2002
    2. Ms. Pam Williams, BECAP, Sustainable Growth Committee; and,

3. That the report from M. Majeed, Policy Planner, Planning, Design and Development, dated September 4, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be deferred to the Planning, Design, and Development Committee meeting of September 23, 2002 to allow the public an additional two weeks to consider the findings of this report and the contents of the draft Secondary Plan.

CARRIED

E 3. Mr. Michael Gagnon, GLB Urban Planners Ltd., letter dated September 3, 2002, re: **NORTHWEST BRAMPTON OFFICIAL PLAN REVIEW** (File P25).

This item was withdrawn from the agenda at the request of the delegation.

F. DEVELOPMENT TEAM REPORTS

F 1. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated August 29, 2002, re: **SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD – WARD 10** (File C9E6.6).

Discussion took place with respect to the dual zoning designation and ownership of the valleylands. Staff responded to Committee's questions and concerns.

The following motion was placed before Committee:

That the staff recommendation be approved as amended to provide as follows:

"That the valleyland stay in the ownership of the developer until such time as the golf course ceases to operate, at which time these lands shall be dedicated to the City for public open space; and,

"That a dual recreational / low density residential land use designation not be applied to the tableland portion of the golf course;" and,

That staff report back to the Council Meeting scheduled to be held September 16, 2002, with the new recommendation.

An amendment was made to refer the above motion back to staff for a further report. The amendment was voted on and lost.

The vote on the first motion was then taken as follows:

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 9 YEAS, 4 NAYS, 3 ABSENT, AS FOLLOWS:

YEA	NAY	ABSENT
Hutton	Callahan	Jeffrey
Palleschi	DiMarco	Richards
Metzak	Sprovieri	Aujla
Gibson	Bissell	
Begley		
Moore		
Hames		
Miles		
Cowie		

The recommendation as approved is as follows:

PDD261-2002

1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn Development Planner, Planning, Design and Development, dated August 29, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **SUPPLEMENTARY REPORT – CANDEVCON LIMITED (WOODLANDS GOLF COURSE SITE) - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – NORTH EAST CORNER OF MCVEAN DRIVE AND EBENEZER ROAD – WARD 10** (File C9E6.6) be received; and,

2. That the conditions of approval for the subject application be approved, as amended as outlined in the staff report of June 7, 2002, and as further amended to add the following:

   (a) "That the valleyland stay in the ownership of the developer until such time as the golf course ceases to operate, at which time these lands shall be dedicated to the City for public open space"; and,

   (b) "That dual recreational / low density residential land use designation not be applied to the tableland portion of the golf course;" and,

3. That staff report back to the Council Meeting to be held September 16, 2002 with the new recommendation.

CARRIED

* F 2. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated August 27, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (JULY 2002) -** File (G31AC).

PDD262-2002 That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated August 27, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY (JULY 2002)** File (G31AC) be received.

CARRIED

F 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated August 23, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – REGION OF PEEL (PEEL LIVING) – 525 MAIN STREET NORTH – WEST SIDE OF MAIN STREET NORTH – NORTH OF WILLIAMS PARKWAY – WARD 1** (File C1W9.16).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD259-2002

F 4. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated September 9, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – DESURI HOMES LIMITED – (WEST SIDE OF MCLAUGHLIN ROAD- BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE) – WARD 6** (File C2W14.3).

PDD263-2002

1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated September 9, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – DESURI HOMES LIMITED – (WEST SIDE OF MCLAUGHLIN ROAD- BETWEEN SANDALWOOD PARKWAY WEST AND WANLESS DRIVE) – WARD 6** (File C2W14.3) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments from any circulated internal departments and external agencies shall be received, including but not limited to the Credit Valley Conservation, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, a revised Functional Servicing Report in support of the latest proposed draft plan dated July 11, 2002, shall be approved by the Credit Valley Conservation, Region of Peel and the City;

4. That prior to the issuance of draft plan approval, a Noise Impact Feasibility Study satisfactory to the Commissioner of Planning, Design and Development shall be submitted to the City in support of the latest proposed draft plan dated July 11, 2002 for review and approval by the City;

5. That prior to the issuance of draft plan approval, the applicant shall submit a vegetation assessment to the satisfaction of the City;

6. That prior to the issuance of draft plan approval, the applicant shall implement the Community Design Guidelines prepared for the Fletcher's Meadow Secondary Plan Area;

7. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

9. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;

10. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    (i) Any necessary red-line revisions to the draft plan identified by staff:

    (ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

CARRIED

G. POLICY PLANNING REPORTS

G 1. Report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated August 28, 2002, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 46 DANUM ROAD – WARD 4** (File C51 GR).

PDD264-2002 That the report from A. Smith, Manager of Growth Management and Special Policy and O. Izirein, Policy Planner, Planning, Design and Development, dated August 28, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 46 DANUM ROAD – WARD 4** (File C51 GR) be deferred at the request of the applicant to a Planning, Design and Development Committee scheduled to be held in October, 2002.

CARRIED

* G 2. Report from D. Waters, Manager Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated July 31, 2002, re: **RECOMMENDATION REPORT-CENTRAL AREA PLAN REVIEW** (File P26 CS).

PDD265-2002 1. That the report from D. Waters, Manager Land Use Policy and P. Cooper, Policy Planner, Planning, Design and Development, dated July 31, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT- CENTRAL AREA PLAN REVIEW** (File P26 CS) be received; and,

2. That the Central Area Plan Review Terms of Reference dated July 2002, outlined in Appendix A to the staff report, be endorsed;

3. That three members of Planning, Design and Development Committee represent City Council on the Project Steering Committee; and,

4. That staff be directed to begin the consultant selection process for the proposed Central Area Plan Review in accordance with City Council procedures.

CARRIED

G 3. Report from M. Majeed, Policy Planner, Planning, Design and Development, dated September 4, 2002, re: **RECOMMENDATION REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Delegation E2).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD260-2002

H. BUILDING AND ZONING REPORTS

* H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 27, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2002** (File B11).

PDD266-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated August 27, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2002** (File B11) be received.

CARRIED

* H 2. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated August 2, 2002, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISION FOR ALL ZONES** (File P42CO).

PDD267-2002 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated August 2, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISION FOR ALL ZONES** (File P42CO) be received; and

2. That a public meeting be convened to address the proposed changes outlined in the report; and

3. That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend City zoning by-laws with respect to General Provisions for All Zones.

CARRIED

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

* J 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated August 15, 2002, re: **SUBDIVISION ASSUMPTION – PARACON INDUSTRIAL - REGISTERED PLAN 43M-947 – FIRST GULF BOULEVARD – BISCAYNE CRESCENT** (File T2W14.01).

PDD268-2002 1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated August 15, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **SUBDIVISION ASSUMPTION – PARACON INDUSTRIAL - REGISTERED PLAN 43M-947 – FIRST GULF BOULEVARD – BISCAYNE CRESCENT** (File T2W14.01) be received; and,

2. That the Paracon Industrial Subdivision, Registered Plan 43M-947, be forwarded to City Council for assumption by the City, once all departments have provided clearance for assumption by the City.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER/NEW BUSINESS

L 1. **PROPOSED FEDERAL ELECTORAL BOUNDARIES**

This matter was added to the agenda at the request of City Councillor Sandra Hames.

PDD269-2002 That the Commissioner of Planning, Design and Development be directed to prepare a report with respect to the proposed federal electoral boundaries for ridings in the City to be presented to a future Planning, Design and Development Committee meeting.

CARRIED

M. REFERRED MATTERS

* M 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD270-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N. DEFERRED MATTERS

N 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, re: **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE).

PDD271-2002 That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated July 2, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **INFORMATION REPORT – PARKING OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES** (File G31GE) be referred back to staff of the Planning, Design and Development Department for further consultation with other departmental staff.

CARRIED

* N 2. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5).

PDD272-2002 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – BRAMPTON WEST 4-2 LIMITED-LONG TERM CARE FACILITY – SOUTH-EAST CORNER OF CHINGUACOUSY ROAD AND STERRITT DRIVE – WARD 4** (File C2W4.5) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

(1) The Official Plan Amendment shall amend the Fletchers West Secondary Plan to redesignate the subject property from 'Convenience Commercial' to 'Institutional' and to permit the subject lands to be used for the purposes of a long term care facility.

(2) The site specific zoning shall contain the following:

a) by-law shall be zoned with a site specific "Institutional Two" zone category which shall only permit the following uses:

1. a long term care facility
2. a nursing home;
3. a day care; and,
4. purposes accessory to the permitted uses

b) shall provide a minimum of 0.33 parking spaces per bed;
c) shall be a maximum building height of two storeys;
d) shall have a maximum lot coverage of 42%;
e) landscaping around the perimeter of the property, except at approved access locations;
f) that waste and recycling facilities shall be entirely enclosed within the building.
g) shall also be subject to the requirements and restrictions relating to the I2 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

(3) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

a. Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;

b. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
c. The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
d. The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
e. The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;
f. The owner shall agree to provide roof top treatments of a residential character to the satisfaction of the City;
g. The owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy;
h. The applicant shall agree that the site plan will highlight the corner location of the property through building location and landscape design;
i. That the landscape plan show abutting rights-of-way;
j. That the owner provides one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line to the satisfaction of Bell Canada; and,
k. That the owner, if necessary, make satisfactory arrangements for the placement of a Community Mailbox to the satisfaction of Canada Post.

CARRIED

O. CORRESPONDENCE

* O 1. Correspondence from York Region, dated June 28, 2002, re: **YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY – FINAL STATUS REPORT**

PDD273-2002 That the correspondence from York Region, dated June 28, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **YORK/PEEL BOUNDARY AREA TRANSPORTATION STUDY – FINAL STATUS REPORT**, be received.

CARRIED

* O 2. Correspondence from Mr. Dave Kapil, Kapil Holdings Inc., Brampton, to Mayor Susan Fennell, dated July 26, 2002 and Mayor's response dated August 7, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **EXPRESSION OF THANKS TO THE CITY OF BRAMPTON, THE PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT AND MR. ANDRES COTIC** (File A00).

PDD274-2002 That the correspondence from Mr. Dave Kapil, Kapil Holdings Inc., Brampton, to Mayor Susan Fennell, dated July 26, 2002 and Mayor's response dated August 7, 2002, re: **EXPRESSION OF THANKS TO THE CITY OF BRAMPTON, THE PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT AND MR. ANDRES COTIC** (File A00) be received.

CARRIED

* O 3. Correspondence from the Region of Peel dated August 14, 2002, re: **REGION OF PEEL RESPONSE TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON URBAN ISSUES INTERIM REPORT**

PDD275-2002 That the correspondence from the Region of Peel dated August 14, 2002, to the Planning, Design and Development Committee Meeting of September 9, 2002, re: **REGION OF PEEL RESPONSE TO THE PRIME MINISTER'S CAUCUS TASK FORCE ON URBAN ISSUES INTERIM REPORT** be received.

CARRIED

P. QUESTION PERIOD - nil

Q. PUBLIC QUESTION PERIOD – nil

R. ADJOURNMENT

PDD276-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday September 23, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 10:58 p.m., September 9, 2002.

City of Brampton

MINUTES

Planning, Design and Development Committee

Standing Committee of the Council of the Corporation of the City of Brampton

SEPTEMBER 23, 2002

1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi – Wards 2, 6 and 10 **(ViceChair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6 (arrived 2:45 p.m.)
City Councillor B. Cowie – Ward 7
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10

Members Absent:
Regional Councillor G. Miles – Wards 7 and 11 (Other Municipal Business)
Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor P. Richards – Ward 8
City Councillor S. Hames – Ward 11 (vacation)

Staff Present:
Planning, Design and Development Department
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
B. Lee, Associate Director of Special Projects
D. Waters, Manager, Land Use Policy
K. Ash, Manager, Development Services
D. Kraszewski, Manager, Development Services
B. Hale, Supervisor, Transportation Planning
N. Grady, Development Planner
M. Majeed, Policy Planner
H. Zbogar, Policy Planner

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator, Clerk's Office

The meeting was called to order at 1:10 p.m. and adjourned at 4:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

A. PDD277-2002 APPROVAL OF AGENDA

B. CONFLICTS OF INTEREST

C. CONSENT

D1. PDD278-2002 DELEGATION - SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45) (File P26 S45) (See Item M1)

D2. PDD279-2002 DELEGATION - APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10 (File SP02-35) (See Item E2)

E1. PDD280-2002 RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW - ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) – SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11 (File C6E9.6).

E2. PDD279-2002 INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10 (Files SP02-35) (See Item D2)

E3. PDD281-2002 RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) – WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6 (File C2W14.4)

E4. PDD282-2002 RECOMMENDATION REPORT – PROPOSED STREET NAME CHANGE – HIGHWAY 7 & THE GORE ROAD LIMITED – WARD 10 (File C9E6.5)

F1. PDD283-2002 STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP) (File T00 MP)

F2. PDD284-2002 CITY OF BRAMPTON RESPONSE – CITY OF TORONTO DRAFT OFFICIAL PLAN (File P28 TO)

G1. PDD285-2002 BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2002 (File B11)

G2. PDD286-2002 CITY INITIATED ZONING AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES (File P42CO)

H. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

I. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

J1.	**PDD287-2002**	**BRAMPTON HERITAGE BOARD MINUTES - SEPTEMBER 17, 2002**
K.		**OTHER/NEW BUSINESS**
L1.	**PDD288-2002**	**REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
M1.	**PDD278-2002**	**SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Item D1)
N.		**CORRESPONDENCE**
O.		**QUESTION PERIOD**
P.		**PUBLIC QUESTION PERIOD**
Q.	**PDD289-2002**	**ADJOURNMENT**

_____
CHAIR – COUNCILLOR G. GIBSON

A. APPROVAL OF AGENDA

PDD277-2002 That the agenda for the Planning, Design and Development Committee Meeting of September 23, 2002, be amended to add:

D 2. Delegations, re: **APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10** (Files SP02-35).

1. Ms. Marisa Parise, 45 Loons Call, Brampton
2. Mr. Mike Pugliese, 26 Dolphin Song Cres., Brampton
3. Mr. James Coey, 15 Barrier Reef Lane, Brampton
4. Mr. Allan Herschfield, Delta Engineering Services
5. Mr. Dave Arora, Delta Engineering Services
6. Mr. Gurmail Saggu, Ramgarhia Association of Ontario
7. Ms. Maureen Van Ravens, Region of Peel

CARRIED

B. CONFLICTS OF INTEREST

Regional Councillor Paul Palleschi declared a conflict of interest with respect to Item E4, Recommendation Report – Proposed Street Name Change – Highway 7 & The Gore Road Limited as the proposed street is being named after him.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, G1, J1, L1)

D. DELEGATIONS

D 1. Delegations, re: **SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) (See Report M1).

1. Mr. Michael Gagnon, GLB Urban Planners Ltd. (requested not to speak)
2. Mr. Ray Tufgar, Totten Sims Hubicki Associates
3. Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel (BECAP) Sustainable Growth Committee.

Mr. Ray Tufgar, Totten Sims Hubicki Associates, consultant to the City, gave a slide presentation with respect the to the Credit Valley Subwatershed Study highlighting the following:

- Purpose of the presentation
- Watershed and subwatershed process
- Management strategy development
- Implementation
- Summary

Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel, (BECAP) Sustainable Growth Committee presented a submission entitled “Smart Growth A Cure For Sprawl”. She indicated approval of the slide presentation made by Mr. Tufgar with respect to the Subwatershed Study but still had concerns regarding density and the lack of greenspace that may result from proposed developments.

Discussion followed and Committee raised concerns with respect to such matters as the proposed lot sizes and zoning setbacks, Credit River water supply, growth management policy, location of ponds, noise and vibration studies, and preservation of wood lots and in particular a wood lot that was removed from the Blake Property. Committee questioned the legal implication of staff's recommendation that a portion of the woodlot be reinstated as a condition of development approval.

Direction was given

- **That the Commissioner of Planning, Design and Development investigate the possibility of eliminating 30 feet lots within the Credit Valley Secondary Plan and that the side yard setback requirements in the proposed plan of subdivision be established at 1.2 metres on each side; and,**

- **That J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, liase with staff of Planning, Design and Development with respect to the legal implication of staff's recommendation that a portion of the wood lot be reinstated as a condition of development approval.**

Item M1 was brought forward and dealt with at this time.

PDD278-2002

1. That the delegations to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received;

    1. Mr. Ray Tufgar, Totten Sims Hubicki Associates
    2. Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel (BECAP) Sustainable Growth Committee.

2. That the submission from Ms. Pamela Williams, Chair, Brampton Environmental Community Advisory Panel (BECAP) Sustainable Growth Committee, entitled "Smart Growth A Cure For Sprawl" to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received; and,

3. That the report from M. Majeed, Policy Planner, Planning, Design and Development, dated September 18, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45) be received; and,

4. That the proposed modification to the Credit Valley Secondary Plan as recommended in this report, be approved and that staff be directed to prepare the appropriate documents for the adoption of the Official Plan Amendment at the City Council meeting of September 30, 2002.

CARRIED

D 2. Delegations, re: **APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10** (Files SP02-35) (See Report E2).

1. Ms. Marisa Parise, 45 Loons Call Cres., Brampton
2. Mr. Mike Pugliese, 26 Dolphin Song Cres., Brampton
3. Mr. James Coey, 15 Barrier Reef Lane, Brampton
4. Mr. Allan Herschfield, Planning Consultant
5. Mr. Dave Arora, Delta Engineering Services

6. Mr. Gurmail Saggu, Ramgarhia Association of Ontario
7. Ms. Maureen Van Ravens, Region of Peel

Ms. Marisa Parisi, 45 Loons Call Crescent, Brampton on behalf of area residents presented a hand-out to Committee outlining concerns that she felt still remain outstanding, including traffic issues and the proposed living quarters at the temple. She requested deferral of the report indicating that more time was needed for them to complete a further traffic study.

Mr. James Coey, 15 Barrier Reef Lane, Brampton, on behalf of area residents requested more time to review the traffic study that was conducted by the applicant's consultant. He was of the opinion that all the traffic issues were not addressed and expressed concerns with respect to the safety of the residents.

Mr. Mike Pugliese, 26 Dolphin Song Crescent, Brampton, indicated he had no further comments to those of Ms. Parise and Mr. Coey.

Mr. Allan Herschfield, Planning Consultant for the applicant, indicated that he supports staff recommendations and was of the opinion that the traffic study done by the applicant was satisfactory.

Mr. Dave Arora, Delta Engineering, advised that all the concerns raised by the residents have been addressed, including traffic and parking issues. He indicated that they have complied with all the requirements of the site plan process and requested Committee's approval of the staff recommendations.

Mr. Gurmail Saggu, President, Ramgarhia Association of Ontario, requested permission to construct the temple as he was of the opinion that all the concerns raised by the residents have been addressed.

Discussion followed with respect to traffic issues, including access from Dixie Road and the potential for a west bound left turn lane to the temple site from Peter Robertson Boulevard. Staff responded to concerns raised by Committee and advised that staff of the Region of Peel had provided information with respect to traffic impact and that they are aware of the various traffic issues associated with the application.

Ms. Maureen Van Ravens, Region of Peel advised that they had reviewed the site plan application with respect to traffic issues and concluded that if there was a potential need for right in/out access to Dixie Road as suggested by the staff it could be accommodated, but further studies would be required by the Region and approvals would be required of the appropriate Conservation Authority.

Direction was given

- **That the potential entrance to the temple from Dixie Road at the southerly limit of the property as a right in/out access be incorporated in the site plan before approval by staff.**

Item E2 was brought forward and dealt with at this time.

PDD279-2002 1. That the delegations to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10** (Files SP02-35) be received;

1. Ms. Marisa Parise, 45 Loons Call Cres., Brampton
2. Mr. Mike Pugliese, 26 Dolphin Song Cres., Brampton

3. Mr. James Coey, 15 Barrier Reef Lane, Brampton
4. Mr. Allan Herschfield, Planning Consultant
5. Mr. Dave Arora, Delta Engineering Services
6. Mr. Gurmail Saggu, Ramgarhia Association of Ontario
7. Ms. Maureen Van Ravens, Region of Peel, and

2. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 11, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10** (Files SP02-35) be received.

CARRIED

E. DEVELOPMENT TEAM REPORTS

* E 1. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 9, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW - ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) – SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E9.6).

PDD280-2002 1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 9, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **RECOMMENDATION REPORT- APPLICATION TO AMEND THE ZONING BY-LAW - ZELINKA PRIAMO LIMITED (BRAMPORT SHOPPING CENTRES LIMITED) – SOUTH WEST CORNER OF AIRPORT ROAD AND BOVAIRD DRIVE – WARD 11** (File C6E9.6).

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

(1) The site specific zoning by-law shall contain the following:

(i) Delete Section 915.1 (v) of By-law 151-88, and replace with the following:

(v) a garden centre, only in conjunction with a supermarket.

(ii) Delete Section 915.1 (w) of By-law 151-88, and replace with the following:

(w) a supermarket subject to the provisions of Section 915.2(o).

(iii) Add after Section 915.1 (w) of By-law 151-88, the following:

(x) purposes accessory to the other permitted purposes.

(iv) Delete Section 915.2 (l) and replace with the following:

(l) a retail establishment or a retail warehouse with a floor area in excess of 1,858 square metres of food space floor area shall not be permitted.

(v) By adding after Section 915.2 (n) the following:

(o) A supermarket with a gross floor area in excess of 7, 246 square metres of food space floor area shall not be permitted.

By adding after Section 915.2 (o) the following:

(p) Notwithstanding any other provision of Zoning By-law 151-88, as amended to the contrary, the lands zoned C3 –Section 915, shall be treated as a single lot for zoning purposes.

By adding to Section 915.4 the following:

SUPERMARKET shall mean a building or structure, or part thereof engaged primarily in the business of selling groceries, meat, fruit and vegetables to the general public and occupying premises having a gross commercial floor area of at least 600 square metres, and may also include non-food related retail goods and services such as a pharmacy, a florist shop, a photo lab, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

(2) Development of the subject lands shall be subject to a site plan agreement that shall contain the following provisions:

a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City's site plan review process.

b) The applicant shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws.

c) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.

d) The applicant shall agree that all lighting on the site shall be designed and oriented to prevent glare on abutting properties and streets.

e) All mechanical roof top units, loading, waste disposal and parking areas shall be screened to the satisfaction of the City.

f) The applicant shall provide cash-in-lieu of parkland dedication for the subject lands, in accordance with the Planning Act and City Policy.

g) The noise control measures recommended by J. E. Coulter Associates Limited in their acoustical report entitled "Fortinos Store, South-West Corner of Airport Road and Bovaird Drive" dated June 11, 2002 shall be implemented to the satisfaction of the City.

h) The applicant shall make arrangements satisfactory to the City with the abutting developer to the west such that there is no abrupt grade differential between the two developments that will require a retaining wall.

i) The applicant shall provide a Functional Servicing Report for the for the approval of the City's Engineering and Development Services Division and shall agree to implement any measures recommended in the Report.

j) The applicant shall undertake the following to the satisfaction of the Region of Peel:

1. A westbound left turn lane and eastbound right turn lane at the approved full moves access point approximately 340 metres west of Airport Road and at the developer's cost. The storage and taper of these lanes will be determined at the site plan stage.

2. All other improvements, including, but not limited to, centre median, traffic signals, underground conduit system, asphalt overlay, payment markings and signs shall be at the owner's expense.

3. A cash contribution of $125,000 for the installation of future traffic signals at the Bovaird Drive Access

4. An access agreement for the maintenance of the future traffic signals on Bovaird Drive.

5. Conveyance of 0.3 metre reserves along Airport Road and Bovaird Drive except at the approved access points.

6. If required, an addendum to the Traffic Impact study if any changes have been made since the original Traffic Impact study was completed in May 1998.

k) The approved site plan shall determine the location, design and parking for a garden centre associated with a supermarket.

l) The applicant shall provide urban design guidelines, that will address, among other matters, architecture and elevation, pedestrian circulation, and interface with the westerly residential subdivision.

CARRIED

* E 2. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 11, 2002, re: **INFORMATION REPORT- APPLICATION FOR SITE PLAN APPROVAL - RAMGARHIA ASSOCIATION OF ONTARIO – SOUTH WEST CORNER OF DIXIE ROAD AND PETER ROBERTSON BOULEVARD – WARD 10** (Files SP02-35).

DEALT WITH UNDER ITEM D2, RECOMMENDATION 279-2002

E 3. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated September 23, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) – WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6** (File C2W14.4).

Discussion took place with respect to traffic issues and installation of traffic lights at the intersection of McLaughlin Road and Sandalwood Parkway and the timing of the installation of these lights. Committee raised concerns with respect to heavy trucks traveling on Wanless Drive and staff responded that the issue of traffic lights and heavy trucks will be directed to the Manager of Traffic Engineering, Works and Transportation. Discussion took place regarding the minimum lot depth requirements proposed for the plan of subdivision and the area Regional Councillor requested that the lot dimensions be specific with no deviations.

PDD281-2002

1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated September 23, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **RECOMMENDATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – FANSHORE INVESTMENTS INC. (EAST) – WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF SANDALWOOD PARKWAY WEST EXTENSION – WARD 6** (File C2W14.4) be received; and,

2. That prior to the issuance of draft plan approval, a written acknowledgement shall be received from the trustee that Fanshore Investments Inc. (East) has signed the cost sharing agreement associated with the development of these lands.

3. That prior to the issuance of draft plan approval, outstanding final comments from any circulated internal departments and external agencies shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

4. That prior to the issuance of draft plan approval, a revised Functional Servicing Report / Master Servicing Plan in support of the latest proposed draft plan dated August 22, 2002, shall be approved by the Credit Valley Conservation, Region of Peel and the City;

5. That prior to the issuance of draft plan approval, a Noise Impact Feasibility Study satisfactory to the Commissioner of Planning, Design and Development shall be submitted to the City in support of the latest proposed draft plan dated August 22, 2002 for review and approval by the City;

6. That prior to the issuance of draft plan approval, the applicant shall submit a vegetation assessment to the satisfaction of the City;

7. That prior to the issuance of draft plan approval, the applicant shall implement the Community Design Guidelines prepared for the Fletcher's Meadow Secondary Plan Area;

8. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

10. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;

11. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    (i) Any necessary red-line revisions to the draft plan identified by staff:

    (ii) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

CARRIED

E 4. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 10, 2002, re: **RECOMMENDATION REPORT – PROPOSED STREET NAME CHANGE – HIGHWAY 7 & THE GORE ROAD LIMITED – WARD 10** (File C9E6.5).

Regional Councillor Paul Palleschi declared a conflict of interest with respect to Item E4, Recommendation Report – Proposed Street Name Change – Highway 7 & The Gore Road Limited as the proposed street is being named after him.

Discussion took place with respect to the naming of a street after Mr. Don Minaker, former Manager of Traffic Engineering Services with the City of Brampton Works and Transportation Department. Staff responded that Don Minaker Drive will be utilized as a street name in an adjacent plan immediately to the south of the subject lands.

PDD282-2002 1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 10, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **RECOMMENDATION REPORT – PROPOSED STREET NAME CHANGE – HIGHWAY 7 & THE GORE ROAD LIMITED – WARD 10** (File C9E6.5) be received; and,

2. That pending completion and approval of the street Naming Policy and Procedure, Committee advise staff if the street name 'Palleschi Avenue' is to be implemented for the plan of subdivision.

CARRIED

F. POLICY PLANNING REPORTS

F 1. Report from H. Zbogar, Policy Planner, Planning, Design and Development, dated September 9, 2002, re: **STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File T00 MP).

Staff responded to Committee's questions with respect to a report on development charges and the timelines involved.

PDD283-2002

1. That the report from H. Zbogar, Policy Planner, Planning, Design and Development, dated September 9, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **STATUS REPORT – TRANSPORTATION AND TRANSIT MASTER PLAN (TTMP)** (File T00 MP) be received; and,

2. That staff be directed to carry out the work program as set out in Appendix 'A' of the report; and

3. That staff be directed to convene the first Public Information Centre during the third week of October 2002.

CARRIED

F 2. Report from D. Waters, Land Use Planner, and H. Zbogar, Policy Planner, Planning, Design and Development, dated September 18, 2002, re: **CITY OF BRAMPTON RESPONSE – CITY OF TORONTO DRAFT OFFICIAL PLAN** (File P28 TO).

Committee discussion took place with respect to transit improvements.

PDD284-2002

1. That the report from D. Waters, Land Use Planner, and H. Zbogar, Policy Planner, Planning, Design and Development, dated September 18, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **CITY OF BRAMPTON RESPONSE – CITY OF TORONTO DRAFT OFFICIAL PLAN** (File P28 TO) be received; and,

2. That the City of Toronto be requested to amend its Draft Official Plan dated May 2002 by:

   (a) revising Policy Statement 1(a) on page 23 to read as follows:

   > "focus urban growth into designated urban areas that include compact centres and corridors connected by an integrated regional transportation system, featuring direct, transfer-free, inter-regional transit service."

   (b) by revising Policy Statements 1(e) and 1(f) on page 23 to read as follows:

   > 1(e) "provide a good overall balance between population and employment growth by creating job opportunities in the City of Toronto."
   >
   > 1(f) "provide a range of employment opportunities in the City of Toronto that can be reached by other means than the private automobile."

   (c) by revising Map 1 (Regional Connections) and Map 4 (Higher Order Transit Corridors) to identify potential HOV nd rapid transit connections to surrounding regions, including a higher order transit corridor on Highway 427.

   (d) by revising Map 1 (Regional Connections) and Map 4 (Higher Order Transit Corridors) to identify the future extension of Highway 410 connecting to Highway 10 north of Mayfield Road, and the extension of the Highway 427 corridor north of its present terminus at Highway 7.

(e) by revising Policy Statement 10 on page 32 to read as follows:

"Inter-modal and inter-line connections will be promoted so that each mode and each carrier – whether for passengers or goods – is conveniently integrated with the rest of the GTA Regional transportation system"; and,

3. That the City Clerk forward a copy of this staff report and approved recommendations to the City of Toronto, the Regions of York, Peel, Halton, Durham and to the local area municipalities of Mississauga and Caledon for their consideration.

CARRIED

G. BUILDING AND ZONING REPORTS

* G 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development dated September 11, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2002** (File B11).

PDD285-2002 That the from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development dated September 11, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2002** (File B11) be received.

CARRIED

G 2. Report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated September 3, 2002, re: **CITY INITIATED ZONING AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO).

Committee Discussion took place with respect to home occupation, setbacks for accessory buildings and size and location of satellite dishes for residential properties. Staff responded to concerns raised by Committee.

PDD286-2002 1. That the report from W. Lee, Associate Director of Special Projects, Planning, Design and Development, dated September 3, 2002, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **CITY INITIATED ZONING AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO) be received; and,

2. That a public meeting be convened to address the proposed changes outline in the report; and,

3. That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend City Zoning By-laws with respect General Provisions for Residential Zones.

CARRIED

H. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil

I. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

J. HERITAGE BOARD MINUTES

* J 1. **BRAMPTON HERITAGE BOARD MINUTES – SEPTEMBER 17, 2002**

PDD287-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF SEPTEMBER 17, 2002**, to the Planning, Design and Development Committee Meeting of September 23, 2002, Recommendations HB105-002 to HB0119-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB105-2002 That the agenda for the Brampton Heritage Board Meeting of September 17, 2002 be approved, as amended, to add:

E 1. Mr. Carl Brawley, Glen Schnarr & Associates Inc., re: **7644 MISSISSAUGA ROAD SOUTH – FORMER ARNOTT PROPERTY** (File G33).

HB106-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF JULY 23, 2002**, to the Brampton Heritage Board Meeting of September 17, 2002, be received.

HB107-2002 That the delegation of Mr. Carl Brawley, Glen Schnarr & Associates Inc., to the Brampton Heritage Board Meeting of September 17, 2002, re: **7644 MISSISSAUGA ROAD SOUTH – FORMER ARNOTT PROPERTY** (File G33) be received; and,

That Orlando Corporation be requested to give consideration to the use of the "Arnott" name for a street name, if possible, or for naming of the storm water management pond, and/or that the City of Brampton be requested to consider the use of the "Arnott" name for naming of the trail or parkette, in the new subdivision being developed at the former Arnott home at 7644 Mississauga Road.

HB108-2002 That report from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to the Planning, Design and Development Committee Meeting of August 12, 2002, dated July 17, 2002, to the Brampton Heritage Board Meeting of September 17, 2002, re: **PROPOSAL TO PROVIDE TAX RELIEF FOR HERITAGE PROPERTIES** (File G33) be received.

HB109-2002 That the correspondence (e-mail) from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated August 8, 2002, to the Planning, Design and Development Committee Meeting of September 17, 2002, re: **HERITAGE HOME – 2419 COUNTRYSIDE DRIVE** (File G33) be received.

HB110-2002 That the submission from the Brampton Heritage Board Budget Sub-Committee, to the Brampton Heritage Board Meeting of September 17, 2002, be referred to the Legal Services Department for inclusion in its 2003 Budget Submission.

HB111-2002 That the report prepared by Archaeological Services Inc., dated August 2002, re: **BUILT HERITAGE AND CULTURAL LANDSCAPE ASSESSMENT – HIGHSPRING ESTATES INC. – 3605 CASTLEMORE ROAD,** to the Brampton Heritage Board Meeting of September 17, 2002, be received.

HB112-2002 That the **MINUTES OF THE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF AUGUST 20, 2002,** to the Brampton Heritage Board Meeting of September 17, 2002, be received; and,

That the Director of Community Design, Parks Planning and Development, Planning, Design and Development Department, be requested to identify the original path of the Etobicoke Creek in the landscape design features for Brampton's downtown area.

HB113-2002 That approval be given for printing 2,000 copies, or less, of The Brampton Heritage Times – 2002 Issue Two, depending on the level of funding available, as considered at the Brampton Heritage Board Meeting of September 17, 2002.

HB114-2002 That the memorandum from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to the Churchville Heritage Committee, dated September 4, 2002, to the Brampton Heritage Board Meeting of September 17, 2002, re: **HERITAGE PERMIT APPLICATIONS – ARTHUR BLAKELY LTD. (RURAL EDGE LOTS) AND HALLSTONE ROAD (SCENIC DRIVE LOTS)** (File G33) be received; and,

That the memorandum from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to the Churchville Heritage Committee, dated September 11, 2002, to the Brampton Heritage Board Meeting of September 17, 2002, re: **HERITAGE PERMIT AND SITE PLAN APPLICATION (MEDALLION DEVELOPMENT)** (File G33) be received; and,

That, because of timelines, the process for dealing with the aforementioned applications be revised to allow them to go direct to Council following consideration by the Churchville Heritage Committee.

HB115-2002 That the correspondence from Community Heritage Ontario, received August 28, 2002, to the Brampton Heritage Board Meeting of September 17, 2002, re: **ROBERT SHIPLEY REPORT – "LOSS OF HERITAGE PROPERTIES IN ONTARIO" – APRIL 2002** (File G33) be received.

HB116-2002 That the correspondence from Ms. Sally Drummond, Heritage Resource Officer, Town of Caledon, dated August 30, 2002, to the Brampton Heritage Board Meeting of September 17, 2002, re: **ANNUAL MEETING OF THE JOINT LACACS OF PEEL – FRIDAY, SEPTEMBER 27, 2002 – BELFOUNTAIN COMMUNITY HALL** (File G33) be received.

HB117-2002 That the article from Municipal Word, dated August 2002, to the Brampton Heritage Board Meeting of September 17, 2002, entitled **"SMART GROWTH AND OUR HERITAGE"** (File G33) be received.

HB118-2002 That the flyer from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of September 17, 2002, re: **COMMUNITY HERITAGE ONTARIO CONFERENCE – "RURAL ROOTS '02" – BADEN, ONTARIO – SATURDAY, OCTOBER 26, 2002** (File G33) be received.

HB119-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, October 22, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

K. OTHER / NEW BUSINESS

L. REFERRED MATTERS

* L 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD288-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of September 23, 2002, re: **REFERRED MATTERS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

M. DEFERRED MATTERS

M 1. Report from M. Majeed, Policy Planner, Planning, Design and Development, dated September 18, 2002, re: **SUPPLEMENTARY REPORT- CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File P26 S45)

DEALT WITH UNDER ITEM D1, RECOMMENDATION 278-2002

N. CORRESPONDENCE

O. QUESTION PERIOD

O 1. City Councillor Bill Cowie raised concerns with respect to delegations being added to the agenda at the beginning of meetings and Chair, City Councillor Grant Gibson confirmed the instructions given by the City Clerk that delegates who miss the agenda deadline must be added by a member of Committee and approved by Planning, Design and Development Committee.

O 2. City Councillor Linda Jeffrey raised concerns with respect to black fumes emanating from the Brampton Brick property on Highway 10. Staff responded that the matter would be investigated.

P. PUBLIC QUESTION PERIOD – 15 Minute Limit – re any item discussed as part of this agenda

Q. ADJOURNMENT

PDD289-2002 That the Planning and Building Committee do now adjourn to meet again on October 7, 2002, at 7:00 p.m., or at the call of the Chair.

CARRIED

OCTOBER 7, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:
City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Vice Chair)**

Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
Regional Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6 (arrived at 7:14 p.m.)
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent:
Regional Councillor L. Bissell – Wards 1 and 5 (other municipal business)
City Councillor L. Jeffrey – Ward 2 (illness)
City Councillor D. Metzak – Ward 9 (vacation)

Staff Present:
Planning, Design and Development Department
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
K. Ash, Manager of Development Services
P. Snape, Manager of Development Services
D. Kraszewski, Manager of Development Services
N. Grady, Development Planner
T. Goodeve, Development Planner
M. Gervais, Development Planner
D. Babulal, Development Planner
A. Parsons, Development Planner

Legal Services
C. Connor, Corporation Counsel and Director of Real Estate Services
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

The meeting was called to order 7:07 p.m., moved into Closed Session at 9:18 p.m. in order to consider a matter pertaining to a proposed or pending acquisition of land for municipal or local board purposes, moved back into Open Session at 9:20 p.m. and adjourned at 9:20 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD290-2002**	**APPROVAL OF THE AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D1.	**PDD291-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KLM PLANNING PARTNERS INC. (FOR 2ND LINE DEV'T INC.) – NORTH WEST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY - WARD 6** (File C3W10.6).
D2.	**PDD292-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1037319 ONTARIO LIMITED – 57 MILL STREET NORTH – WARD 5** (File C1W6.64).
D3.	**PDD293-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED – 1415175 ONTARIO LIMITED- WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF CHAROLAIS BOULEVARD- WARD 4** (File C2W2.9).
D4.	**PDD294-2002**	**INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – HOME OCCUPATION USES – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR).
D5.	**PDD295-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2).
D6.	**PDD296-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NEIL DAVIS / STEWART GILLIS –200 MAIN STREET NORTH – WARD 5** (File C1E6.44).
D7.	**PDD297-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW –KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LTD.) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD – WARD 6** (File C2W14.5).
D8.	**PDD298-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – RAY FERRI – WEST SIDE OF HERITAGE ROAD BETWEEN EMBLETON ROAD TO THE NORTH AND STEELES AVENUE WEST TO THE SOUTH – WARD 6** (File C6W3.1).

D9. **PDD299-2002** **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR ALL ZONES** (File P42CO).

E1. **PDD290-2002** DELEGATION - **PROPOSED GOREWAY STATION – NATURAL GAS-FIRED POWER STATION ON GOREWAY DRIVE.**

E2. **PDD300-2002** DELEGATION - **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Item F2)

F1. **PDD301-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW PURSUANT TO REVISIONS TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B – NORTHVIEW DOWNS DEVELOPMENTS LTD. - NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B).

F2. **PDD300-2002** **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Delegation E2).

G1. **PDD302-2002** **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 7644 MISSISSAUGA ROAD – WARD 6** (File G33 LA).

H. **BUILDING AND ZONING REPORTS**

I1. **PDD303-2002.** **DONALD M. GORDON CHINGUACOUSY PARK PHASE 1 – WATERCOURSE IMPROVEMENTS AND RELATED WORKS** (File R17.CH)

I2. **PDD304-2002** **DONALD M. GORDON CHINGUACOUSY PARK PHASE 1 – WATERCOURSE IMPROVEMENTS AND RELATED WORKS** (File R17.CH)

I3. **PDD305-2002** **FLORAL CITY STRATEGY – COMMITTEE TERMS OF REFERENCE AND IMPLEMENTATION FRAMEWORK** (File R15.FL)

J. **ENGINEERING AND DEVELOPMENT SERVICES**

K. **BRAMPTON HERITAGE BOARD**

L. **OTHER/NEW BUSINESS**

M 1. **PDD306-2002** **REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

N. **DEFERRED MATTERS**

O. **CORRESPONDENCE**

P. **QUESTION PERIOD**

Q. **PUBLIC QUESTION PERIOD**

R. PDD307-2002 CLOSED SESSION

S. PDD308-2002 ADJOURNMENT

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CITY COUNCILLOR G. GIBSON, CHAIR

A. APPROVAL OF THE AGENDA

PDD290-2002 That the agenda for the Planning, Design and Development Committee Meeting dated October 7, 2002, be amended to delete:

Delegation

E 1. Mr. Duane Cramer, Sithe Energies Canadian Development, Ltd., letter dated October 1, 2002, re: **PROPOSED GOREWAY STATION – NATURAL GAS-FIRED POWER STATION ON GOREWAY DRIVE.**

And to add:

E 2. Mr. Michael Talewski, Weston Consulting Group Inc., re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Item F2).

CARRIED

B. CONFLICTS OF INTEREST

City Councillor Avtar Aujla declared a conflict of interest with respect to Item D4, Information Report – Omnibus (housekeeping) Amendment – Home Occupation Uses – City of Brampton Comprehensive Zoning By-laws (File G02BR) as her husband owns a driving school that is operated from their residence.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, G1, I1, M1)

D. DEVELOPMENT TEAM REPORTS

D 1. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 23, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KLM PLANNING PARTNERS INC. (FOR 2ND LINE DEV'T INC.) – NORTH WEST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY - WARD 6** (File C3W10.6).

Members of the public present requested a presentation of the proposal.

Ms. Michelle Gervais, Development Planner, gave a presentation and outlined details of the proposal

Mr. Andrew Szewczyk, 70 Pertosa Drive, Brampton, expressed concerns with respect to the impact of the proposed development would have on the value of properties in the subdivision.

Ms. Sharon McVeigh, 75 Pertosa Drive, Brampton, advised that she would not have a problem with the proposed development if all the houses on the street were the same size.

Committee discussion took place regarding lot sizes and staff advised that the recommendation report will address to this issue.

PDD291-2002

1. That the Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 23, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KLM PLANNING PARTNERS INC. (FOR 2ND LINE DEV'T INC.) – NORTH WEST CORNER OF CHINGUACOUSY ROAD AND WILLIAMS PARKWAY - WARD 6** (File C3W10.6) be received; and

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 2. Report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 23, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1037319 ONTARIO LIMITED – 57 MILL STREET NORTH – WARD 5** (File C1W6.64)

No members of the public were present for this item.

PDD292-2002

1. That the report from D. Kraszewski, Manager of Development Services and M. Gervais, Development Planner, Planning, Design and Development, dated September 23, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1037319 ONTARIO LIMITED – 57 MILL STREET NORTH – WARD 5** (File C1W6.64) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 23, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED – 1415175 ONTARIO LIMITED- WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF CHAROLAIS BOULEVARD- WARD 4** (File C2W2.9).

Members of the public present requested a presentation of the proposal.

Mr. Allan Parsons, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Reinhard Horvath, 46 Copeland Road, Brampton, expressed concerns regarding the proposed extension of Copeland Road and its impact on residents. He felt that he should have been told of the proposed extension at the time of purchase.

Mr. John Herd, 8240 McLaughlin Road South, Brampton, expressed concerns regarding the impact of the proposed extension of Copeland Road on residents and the effect the proposal would have on the value of properties. He was of the opinion that if the proposal was approved some homeowners would be deprived of portions of their property.

Mr. Jim Bowie, 50 Copeland Road, Brampton, expressed concerns regarding the impact of the proposed extension of Copeland Road on his property. He was of the opinion that a portion of his land could be taken by the City and that the existing trees would be destroyed.

Mr. Innocenzo Ferraro, 4 Aron Drive, Brampton, expressed concerns with respect to noise, traffic and disruption from the proposed construction and questioned the definition of 'single family' homes.

Ms. Kathy Beetham, 10 Aron Drive, Brampton, expressed concerns regarding the impact the proposal would have on the surrounding neighbourhood.

PDD293-2002

1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 23, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – AMBIENT DESIGNS LIMITED – 1415175 ONTARIO LIMITED- WEST SIDE OF MCLAUGHLIN ROAD – NORTH OF CHAROLAIS BOULEVARD- WARD 4** (File C2W2.9) be received; and

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 25, 2002, re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – HOME OCCUPATION USES – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR).

No members of the public were present for this item.

PDD294-2002

1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated September 25, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – OMNIBUS (HOUSEKEEPING) AMENDMENT – HOME OCCUPATION USES – CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File G02BR) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated September 12, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2).

Members of the public present requested a presentation of the proposal.

Mr. Tom, Goodeve, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Richard Smith, 1279 Wanless Drive, Brampton, expressed concerns regarding the impact of the proposed widening of Chinguacousy Road would have on residents and questioned what the City's procedure is with respect to acquiring land from a property owner for use by the City. Staff responded that expropriation of the land would take place for the widening of Chinguacousy Road.

Mr. Harold Peddle, 506 Conservation Drive, Brampton, expressed concerns regarding the impact of the proposed plan on the valley lands and the abutting wood lot. Staff advised that a meeting would be arranged with Mr. Peddle to discuss his concerns.

Mr. Carmelo Zambri, 10794 Chinguacousy Road, expressed concerns regarding the impact of the proposed widening of Chinguacousy Road on his property with respect to his driveway and the existing trees at the front of the property. He questioned whether there would be a buffer zone to protect him from traffic noise and whether there were plans for traffic lights at the intersection of Botavia Downs Drive and Chinguacousy Road.

Ms. Anne McCauley, EMC Group Limited, on behalf of 1167 Wanless Ltd. a submitted a letter to Committee outlining her concerns with respect to the applicant's proposed relocation of the secondary valley lands to which she reserves the right to object in the future. She indicated that discussions were ongoing with the applicant and City staff to resolve the issue, but requested that the letter be placed on record as formal objection in the event these issues were not resolved.

PDD295-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated September 12, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2) be received; and,

2. That the submission from Ms. Anne McCauley, EMC Group Limited, dated October 7, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2) be received; and

3. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 3, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NEIL DAVIS / STEWART GILLIS –200 MAIN STREET NORTH – WARD 5** (File C1E6.44).

PDD296-2002

1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 3, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NEIL DAVIS / STEWART GILLIS –200 MAIN STREET NORTH – WARD 5** (File C1E6.44) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 24, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW –KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LTD.) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD – WARD 6** (File C2W14.5).

Members of the public present requested a presentation of the proposed development.

Mr. Neal Grady, Development Planner, gave a presentation and outlined details of the proposal.

Mr. Harold Peddle, 506 Conservation Drive questioned the rationale that if the Official Plan/Secondary Plan designation of District Retail specified an area for the commercial block of 19 acres, then why was it being reduced in size.

Mr. Peter Russell, KLM Planning Partners Inc., on behalf of the applicant advised that the original Secondary Plan commercial study did not reflect the changes in the commercial developments within the area that were changing and that in this respect, the applicant has submitted a current commercial study to the City that was still under review in support of reducing the commercial designation from 19 acres to 12 acres.

PDD297-2002

1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 24, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW –KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LTD.) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD – WARD 6** (File C2W14.5) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 8. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 24, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – RAY FERRI – WEST SIDE OF HERITAGE ROAD BETWEEN EMBLETON ROAD TO THE NORTH AND STEELES AVENUE WEST TO THE SOUTH – WARD 6** (File C6W3.1).

Members of the public present requested a presentation of the proposed development but did not wish to speak.

Mr. Neal Grady, Development Planner, gave a presentation and outlined details of the proposal.

PDD298-2002 1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated September 24, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – RAY FERRI – WEST SIDE OF HERITAGE ROAD BETWEEN EMBLETON ROAD TO THE NORTH AND STEELES AVENUE WEST TO THE SOUTH – WARD 6** (File C6W3.1) be received; and,

2. That staff be directed to report back to Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 9. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development dated September 11, 2002, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR ALL ZONES** (File P42CO).

PDD299-2002 1. That the report from W. Lee, Associate Director, Special Projects, Planning, Design and Development dated September 11, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR ALL ZONES** (File P42CO) be received; and,

2. That subject to the result of the public meeting, staff be authorized to take appropriate procedures to amend City zoning by-laws with respect to General Provisions for All Zones.

CARRIED

E. DELEGATIONS

E 1. Mr. Duane Cramer, Sithe Energies Canadian Development, Ltd., letter dated October 1, 2002, re: **PROPOSED GOREWAY STATION – NATURAL GAS-FIRED POWER STATION ON GOREWAY DRIVE.**

At the request of the delegation, this item was withdrawn from the agenda, under Approval of the Agenda Recommendation PDD290-2002.

E 2. Mr. Michael Talewski, Weston Consulting Group Inc., re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Item F2).

Mr. Michael Talewski, Weston Consulting Group Inc., on behalf of the applicant indicated that he had concerns with two matters in the staff recommendations which are the berming requirements and right in/out access to Torbram Road which are too restrictive in his opinion. He advised that he will be meeting with staff to resolve these issues.

Discussion took place and staff responded to questions of the Committee with respect to Mr. Talewski's concerns.

Item F2 was brought forward and dealt with at this time.

PDD300-2002

1. That the delegation - Mr. Michael Talewski, Weston Consulting Group Inc., to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Item F2) be received; and,

2. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 23, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) be received; and

3. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

   (1) The Official Plan amendment shall amend the Official Plan to redesignate the 'Special Study Area' designation to an appropriate 'Business Industrial' designation;

   (2) The Official Plan Amendment shall also amend Bramalea North Industrial Secondary Plan to redesignate the subject property from 'Industrial' to 'Commercial' and to permit the subject lands to be used for multi-use commercial purposes; and,

   (3) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following conditions:

      a. Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
      b. The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
      c. The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
      d. The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
      e. The owner shall agree that all restaurant refuse storage shall be enclosed in a climate controlled area within a building;
      f. The Owner shall agree that all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building;
      g. The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;

h. The owner shall agree to provide an on-site litter pick up service which shall clear litter from the site at least twice a week;
i. The owner shall pay cash-in-lieu of parkland in accordance with the Planning Act and City policy;
j. That the owner provides one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line to the satisfaction of Bell Canada. If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocation;
k. The owner shall agree to convey to the City a 5.0 metre wide road widening along the Torbram Road and North Park Drive frontages where they abut the subject property;
l. The owner shall convey to the City any additional road widenings required in order to maintain the required 15.0m daylighting triangle at the intersection of Torbram Road and North Park Drive;
m. The applicant shall agree that access to Torbram Road shall be restricted to right in/out movements only; and,
n. The owner will be required to accommodate one-half of a berm at the northern limit of the property to facilitate the placement of noise walls or screening fences on the adjacent residential lands to the satisfaction of the Commissioner of Planning, Design and Development.

(4) The site specific zoning by-law shall contain the following:

a) The subject property shall be zoned with a site specific "Highway Commercial (HC) zone category and shall permit the following uses:

1. a retail establishment having no outside storage;
2. a bank, trust company, finance company;
3. an office;
4. a service shop;
5. a dry cleaning and laundry distribution station;
6. a laundromat;
7. a dining room restaurant, a convenience restaurant, and a take-out restaurant;
8. a printing or copy establishment;
9. a garden centre sales establishment;
10. a community club;
11. a health centre;
12. a custom workshop; and,
13. an animal hospital.

b) Shall be subject to the following requirements and restrictions:

1. the following purposes shall not be permitted:

(i) a cold storage operation as a principal or accessory uses except as a cold storage associated with a restaurant use;
(ii) refrigerated motor vehicles shall not be operated, loaded, unloaded, stored or parked in the yard abutting a residential or open space zone;
(iii) an adult entertainment parlour;
(iv) an adult video store;
(v) a pool hall;
(vi) an amusement arcade;

(vii) a temporary open air market;
(viii) a motor vehicle repair shop;
(ix) a motor vehicle body shop; and,
(x) no storage of goods and materials outside a building.

2. shall have a minimum front yard depth of 5.0 metres;
3. shall have a minimum interior side yard width of 3.0 metres, except where the interior side yard abuts a Residential or Institutional zone, the minimum interior side yard width shall be 5.0 metres;
4. shall have a minimum exterior side yard width of 5.0 metres;
5. shall provide a minimum 3 metre wide landscape strip around the perimeter of the property, except at approved access locations;
6. that waste and recycling facilities shall be entirely enclosed within the building; and,
7. shall also be subject to the requirements and restrictions relating to the Highway Commercial One zone (HC1) and all of the general provisions of the by-law which are not in conflict with the ones set out above;
8. restaurant refuse storage shall be enclosed in a climate controlled area within the building; and,
9. all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building.

CARRIED

F. DEVELOPMENT TEAM REPORTS

* F 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated September 19, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW PURSUANT TO REVISIONS TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B – NORTHVIEW DOWNS DEVELOPMENTS LTD. - NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B).

PDD301-2002 1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated September 19, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW PURSUANT TO REVISIONS TO DRAFT APPROVED PLAN OF SUBDIVISION 21T-01030B – NORTHVIEW DOWNS DEVELOPMENTS LTD. - NORTHEAST QUADRANT OF CREDITVIEW ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST – WARD 6** (File C3W14.2B) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law.

CARRIED

F 2. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated September 23, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – WESTON CONSULTING GROUP INC. / 1388661 ONTARIO LIMITED –WARD 11** (File C6E9.7) (See Delegation E2).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD300-2002

G. POLICY PLANNING REPORTS

* G 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated September 20, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 7644 MISSISSAUGA ROAD – WARD 6** (File G33 LA).

PDD302-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated September 20, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **APPLICATION TO DEMOLISH A RESIDENTIAL BUILDING ON THE HERITAGE INVENTORY – 7644 MISSISSAUGA ROAD – WARD 6** (File G33 LA) be received; and,

2. That at such time as the conditions identified in the City's Demolition Control By-law process have been satisfied (draft plan approval and executed preservicing agreement) and the applicant has submitted documentation of the building and plans for the construction of a monument satisfactory to the Commissioner of the Planning, Design and Development Department that a demolition permit be issued for the home at 7644 Mississauga Road.

CARRIED

H. BUILDING AND ZONING REPORTS- nil

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

* I 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated September 16, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK PHASE 1 – WATERCOURSE IMPROVEMENTS AND RELATED WORKS** (File R17.CH).

PDD303-2002

1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and F. Vivacqua, Supervisor of Open Space, Design and Construction, Planning, Design and Development, dated September 16, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **DONALD M. GORDON CHINGUACOUSY PARK PHASE 1 – WATERCOURSE IMPROVEMENTS AND RELATED WORKS** (File R17.CH) be received; and,.

2. That staff be directed to include the cost of the Phase 1 improvements in the 2003 capital budget submission.

CARRIED

I 2. Report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Bodrug, Landscape Architect, Planning, Design and Development, and P. Anderson, Manager of Engineering Services, Works and Transportation, dated September 4, 2002, re: **HURONTARIO STREET AND STEELES AVENUE INTERSECTION IMPROVEMENTS** (File R17. H1).

Committee discussion took place with respect to the cost of the proposed improvement project for the intersection of Hurontario Street and Stee1es Avenue.

The following motion was considered:

PDD304-2002

1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Bodrug, Landscape Architect, Planning, Design and Development, and P. Anderson, Manager of Engineering Services, Works and Transportation, dated September 4, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **HURONTARIO STREET AND STEELES AVENUE INTERSECTION IMPROVEMENTS** (File R17. H1).

2. That staff be directed to include in the 2003 capital budget for consideration by the Budget Committee, $1.3 million to complete the construction of this significant project.

CARRIED

I 3. Report from K. Walsh, Director of Community Design, Parks Planning and Development and G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated September 18, 2002, re: **FLORAL CITY STRATEGY – COMMITTEE TERMS OF REFERENCE AND IMPLEMENTATION FRAMEWORK** (File R15.FL).

Committee discussion took place with respect to the name of the committee being changed from 'Floral City' Strategy to 'Flower City' Strategy.

The following motion was considered as amended:

PDD305-2002

1. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated September 18, 2002, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **FLORAL CITY STRATEGY – COMMITTEE TERMS OF REFERENCE AND IMPLEMENTATION FRAMEWORK** (File R15.FL) be received as amended to change all references to 'Floral City' to read 'Flower City'.

2. That the following Terms of Reference for the Flower City Strategy Committee, established pursuant to Resolution C239-2002 (June 24, 2002), be approved:

   (a) Committee Composition and Logistics

      1. The Flower City Strategy Committee shall be a subcommittee of the Planning, Design and Development Committee, comprised of Members of Council.

      2. Pursuant to the Council Resolution of June 24, 2002, the following Members are appointed for the term of Council ending November 30, 2003:

         - Mayor Fennell
         - City Councillor Aujla
         - City Councillor Cowie
         - City Councillor Gibson
         - City Councillor Hutton
         - City Councillor Metzak
         - City Councillor Moore
         - City Councillor Sprovieri

- Regional Councillor Bissell
- Regional Councillor DiMarco
- Regional Councillor Miles
- Regional Councillor Palleschi

3. The following staff resources shall be assigned:

   - The Director of Community Design, Parks Planning and Development, Planning Design and Development Department (K. Walsh).
   - The Manager of Parks Maintenance and Operations, Community Services Department (B. Hay).
   - The Manager of Parks & Facility Planning, Planning Design and Development Department (G. Short).
   - The Manager of Engineering Services, Works and Transportation Department (P. Anderson).
   - Additional staff from the various departments will be invited to attend to participate in discussions of particular topics or the implementation of specific activities to ensure the appropriate linkages among City departments and maximize the opportunities for participation in activities.
   - Legislative Services shall be provided through the City Clerk's Office, Legal Services Department.

4. The agenda for the first meeting of the committee shall include the following items:

   - Election of Chair/Vice Chair
   - Schedule of Meetings

(b) Goal

The Flower City Strategy builds on the past history of the city as Flowertown and its re-emergence as the Flower City. The strategy works towards increasing the visual recognition and civic initiatives by coordinating and linking together all aspects of the City that will enhance and promote its image. This is a comprehensive and long-term initiative and an emphasis is placed on promoting the City as a major urban centre that is attractive and vibrant with distinctive qualities as the "City in the Garden".

(c) Role and Mandate

To provide input and recommendations for a Flower City Implementation Framework that will set out key deliverables, necessary to implement the Strategy, including but not limited to:

i) Methods for involving citizens and the business community to participate in the strategy.
ii) Identifying potential partnership opportunities and encouraging voluntary assistance or funding for the construction or maintenance or beautification of civic projects.
iii) Consultation with citizens and the business community to introduce the strategy and attract their input and participation.
iv) Development of an international floral design competition to attract attention and promote the city.

v) Public awareness and information programs to recognize citizen and business contributions.

vi) Co-ordination of all civic actions to promote and implement the strategy involving all city initiatives.

vii) Ensuring that the strategy is integrated into future projects where civic design and the physical environment are concerned and that the design of parks and open space, streetscapes and public buildings, represent the Flower City of Brampton.

viii) Introduction of the Floral Promenade that will connect all the communities and neighbourhoods.

ix) Development of a vibrant visitor environment that offers a variety of floral experiences and which promote the city as a tourist destination.

x) Support of the continued enhancement of floral displays, cleanliness, and public convenience, coordination of street furniture improvements to city and regional roads.

To prioritize and recommend steps and plans to achieve the goals of the strategy and the implementation framework.

To assess the ongoing resource needs of the Flower City Strategy to implement civic initiatives.

To monitor and report on an annual and ad hoc basis on accomplishments and new initiatives

CARRIED

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

K. BRAMPTON HERITAGE BOARD - nil

L. OTHER/NEW BUSINESS - nil

M. REFERRED MATTERS

* M 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD306-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of October 7, 2002, re: **REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N. DEFERRED MATTERS- nil

O. CORRESPONDENCE - nil

P. QUESTION PERIOD

P 1. Mayor Susan Fennell made reference to Item I1 on the agenda re: Donald M. Gordon Chinguacousy Park Phase 1 – Watercourse Improvements And Related Works stating that residents in the area were concerned about what improvements were being planned for the park. Staff indicated that a previous report had been provided with respect to this matter.

P 2. City Councillor John Sprovieri expressed concerns regarding Dayspring Senior Citizens building on Goreway Drive and the residents who live there and questioned whether development charges were used to service this area to normal urban standards.

Direction was given

- **That staff of the Planning, Design and Development Department investigate the Dayspring Senior Citizens building on Goreway Drive to determine whether development charges were used to service this area to normal urban standards and prepare a report to be presented at a future Planning, Design and Development Committee Meeting.**

Q. PUBLIC QUESTION PERIOD

R. CLOSED SESSION

At 9:18 p.m. the following recommendation was passed:

PDD307-2002 That Committee move into Closed Session in order to consider a matter pertaining to a proposed or pending acquisition of land for municipal or local board purposes.

CARRIED

Committee moved back into Open Session at 9:20 p.m.

S. ADJOURNMENT

PDD308-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday October 21, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 9:20 p.m., October 7, 2002.

MINUTES

Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

City of Brampton

OCTOBER 21, 2002

Members Present: City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi **-** Wards 2, 6 and 10 **(Vice Chair)** (left at 4:45 p.m.)
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11 (left at 4:15 p.m.)
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey –Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9 (left at 4:45 p.m.)
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent: Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor S. Hames – Ward 11 (Other Municipal Business)

Staff Present: **Planning, Design and Development Department**
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
B. Winterhalt, Associate Director of Planning, Policy and Growth Management
P. Snape, Manager of Development Services
D. Waters, Manager of Land Use Policy

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
W. Cooke, Legislative Coordinator

The meeting was called to order at 1:10 p.m., recessed at 3:50 p.m., reconvened at 4:05 p.m. and adjourned at 4:50 p.m.

After due consideration of the matters placed before this Committee, the members

Item	Recommendation	
A.	**PDD309-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D 1.	**PDD310-2002**	**STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26)
D 2.	**PDD311-2002**	**RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW - GLEN SCHNARR AND ASSOCIATES/ORLANDO GROUP – SOUTHEAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD – WARD 6** (File T5W15.2)
D 3.	**PDD312-2002**	**APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3)
E 1.	**PDD312-2002**	**RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Delegation D 3)
E 2.	**PDD311-2002**	**RECOMMENDATION REPORT – GLEN SCHNARR AND ASSOCIATES – SOUTH EAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD** (File T5W15.2)
F 1.	**PDD313-2002**	**RECOMMENDATION REPORT – MULTI-USE TASK FORCE – INVESTIGATE ISSUES RELATED TO MULTI-USE FACILITIES** (File G70)
F 2.	**PDD314-2002**	**STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25)
F 3.	**PDD315-2002**	**INFORMATION REPORT – EXEMPTION FROM ON-SITE PARKING FOR COMMERCIAL DEVELOPMENTS IN DOWNTOWN BRAMPTON** (File P03PA)
F 4.	**PDD310-2002**	**STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26)
G 1.	**PDD316-2002**	**BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER, 2002** (File B11)

G 2.	**PDD317-2002**	**APPLICATION FOR A DEMOLISH A RESIDENTIAL PROPERTY – 10525 TORBRAM ROAD** (File G33LA)
G 3.	**PDD318-2002**	**APPLICATION FOR A BUILDING PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10310 TORBRAM ROAD** (File G33LA)
G 4.	**PDD319-2002**	**APPLICATION FOR A BUILDING PERMIT TO DEMOLISH – APPLICATION TO DEMOLISH – 2 RESIDENTIAL PROPERTIES – 45 HILLCREST AVENUE AND 47 HILLCREST AVENUE** (File G33LA)
G 5.	**PDD320-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 16 MARYSFIELD DRIVE** (File G33LA)
G 6.	**PDD321-2002**	**APPLICATION FOR A PERMIT TO DEMOLISH 2 RESIDENTIAL PROPERTIES – 10525 CREDITVIEW ROAD AND 10581 CREDITVIEW ROAD** (File G33LA)
H 1.	**PDD322-2002**	**APPROVAL OF TERMS OF REFERENCE AND ARCHITECT SELECTION CRITERIA/PROCEDURE FOR THE DESIGN OF A MULTI-USE RECREATION CENTRE AT DIXIE ROAD AND SANDALWOOD PARKWAY** (File F81)
I.		**ENGINEERING AND DEVELOPMENT SERVICES REPORTS**
J.		**HERITAGE BOARD MINUTES**
K 1.	**PDD323-2002**	**INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – AUGUST 20, 2002 AND SEPTEMBER 10, 2002 HEARINGS** (File G31)
K 2.	**PDD324-2002**	**SITE PLAN ACTIVITY FOR THE PERIOD JULY, 2002 TO SEPTEMBER, 2002** (File P46)
L 1.	**PDD325-2002**	**LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**
M 1.	**PDD326-2002**	**RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 40 DANUM ROAD – WARD 4** (File C51 GR)
N 1.	**PDD327-2002**	**RESOLUTION - REGION OF PEEL - COMMENTS ON THE CITY OF TORONTO DRAFT OFFICIAL PLAN** (File P26)
N 2.	**PDD328-2002**	**RESOLUTION – CITY OF MISSISSAUGA COMMENTS ON CITY OF BRAMPTON CREDIT VALLEY SECONDARY PLAN** (File P26)
O.		**QUESTION PERIOD**

P. **PUBLIC QUESTION PERIOD**

Q. **PDD329-2002** **ADJOURNMENT**

City Councillor Gibson, Chair

A. APPROVAL OF AGENDA

PDD309-2002 That the Agenda for the Planning, Design and Development Committee Meeting of October 21, 2002 be approved as amended to add the following:

D 3. Delegations, re: **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3)

2. Mr. Joe Miotto, 14 Princess Andrea Court, Brampton
3. Ms. Joyce Fenuta, 2 Julian Drive, Brampton
4. Mr. David Jackson, 16 Julian Drive Brampton

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F3, G1, G2, G3, G4, G5, K1, K2, L1, N1, N2)

D. DELEGATIONS

D 1. Ms. Ann McIlroy, Brook McIlroy Inc., re: **STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26) (See Report F 4)

Report F 4 was brought forward at this time.

Ms. Ann McIlroy, Brook McIlroy Inc., consultants to the City, presented the Bram West Community Design Study – Employment Land Allocation Analysis and Urban Design Guidelines, highlighting the following:

- Overview of the area covered in this study
- Existing secondary plan – allocation of land uses
- Urban design concept plan
- Transitional edges plan
- Precincts Plan
- Publicly Accessible Open Space
- Alcove Parks, Credit Valley Parkway
- Precinct 1 - Concept and Framework Plans,
- Precinct 1 –Embleton Road mixed use area interim and long term plans
- Precinct 2 – Community Commercial Area
- Precinct 5 – Primary Gateway, Mississauga Road and Steeles Avenue
- Guiding Design Principles – Natural and Cultural Heritage, Compatible Development
- Office and Prestige Industrial Site Design
- Business Park Area Site Design

Staff responded to questions on the following:

- How the Bram West Secondary Plan will complement the Credit Valley Secondary Plan
- Pathways and trail systems within the Secondary Plan particularly in the Credit River Valley
- Flexibility within the guidelines for the employment lands
- Balance between employment lands and residential lands
- Types of employment anticipated for this area
- Reduction in employment lands in this area
- How this plan is anticipated to address long term executive housing needs within the City of Brampton
- Implementation process for the plan including open houses for the public and surrounding land owners

PDD310-2002

1. That the delegation of Ms. Ann McIlroy, Brook McIlroy Inc., consultants to the City of Brampton, to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26) be received; and

2. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26) be received; and

3. That staff be directed to hold the final public consultation session with the residents, landowners and stakeholders of Bram West in accordance with the proposal of Brook McIlroy Inc. dated April 24, 2001 and at the same session, present the Creditmanor Heights Official Plan Amendment submitted by Metrus Developments Inc; and

4. That staff be directed to prepare a subsequent report on the results of the final open house to a future Planning, Design and Development Committee meeting, including recommended urban design principles for the Bram West Area; and

5. That a statutory public meeting be held on November 4, 2002 in accordance with City Council procedures to receive public input and formal comment regarding the Creditmanor Heights Official Plan Amendment submitted by Metrus Developments Inc.; and

6. That staff be directed to concurrently commence the drafting of the detailed secondary plan policies, land use schedules and urban design principles for the Bram West Secondary Plan considering the recommendations of the Brook McIlroy Community Design Study dated July 2002, the Hemson Allocation Analysis dated July 2002, the Bram West Supplementary Transportation Assessment dated August 2002 and the North West Brampton Transportation Infrastructure Study dated August 2002, the evaluation and process flow charts contained herein as Charts 1 and 2 and taking into account the input received at the final open house and Creditmanor Heights Official Plan statutory public meeting.

CARRIED

D 2. Mr. Phil King, Orlando Group, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW - GLEN SCHNARR AND ASSOCIATES/ORLANDO GROUP – SOUTHEAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD – WARD 6** (File T5W15.2) (See Report E 2)

Report E 2 was brought forward at this time.

Mr. Phil King, Orlando Group presented the concept for the Churchill Business Community and spoke opposing the following three issues:

1. Staff's recommendation to permit only offices uses along the Mississauga Road corridor, whereas the Orlando Group is requesting to add prestige industrial uses north of the east-west intersection;
2. Staff's recommendation to maintain a minimum 2 storey building height along Mississauga Road, whereas Orlando Group is requesting a minimum height of 8 metres;
3. Staff's recommendation that restrictions be included for truck and trailer parking as a component of outdoor storage whereas Orlando wants no restrictions on truck and trailer parking.

Discussion took place with respect referring the staff report to the Council Meeting scheduled to be held on October 28, 2002 to allow for Mr. King to meet with staff and the area Councillors to discuss the000 requested amendments.

Direction was given

- **That staff from the Economic Development Office, and the area Councillors (Ward 6) be invited to attend a meeting with the Planning, Design and Development Department and Mr. Phil King, Orlando Group, with respect to the amendments requested by Mr. King at the Planning, Design and Development Committee Meeting of October 21, 2002, regarding the application to amend the Official Plan and the Zoning By-law – Glen Schnarr and Associates/Orlando Group (Churchill Business Community - File T5W15.2).**

Discussion took place with respect to the woodlots on the lands of the subject application and staff advised that these woodlots could not be saved and that the applicant will be responsible for plantings within the valleylands to compensate for the loss of the woodlot.

PDD311-2002 That the delegation of Mr. Phil King, Orlando Group to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW - GLEN SCHNARR AND ASSOCIATES/ORLANDO GROUP – SOUTHEAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD** (File T5W15.2) be received; and

That the report from P. Snape, Manager of Planning and Land Development Services, and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated October 17, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND THE ZONING BY-LAW - GLEN SCHNARR AND ASSOCIATES/ ORLANDO GROUP – SOUTHEAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD – WARD 6** (File T5W15.2) be **referred** to the Council Meeting scheduled to be held on October 28, 2002 to allow for discussions between staff, area Councillors and the applicant with respect to amendments requested by the applicant.

CARRIED

D 3. Delegations, re: **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Report E 1)

1. Mr. Randolph Smith, Barrister and Solicitor, representing the Bram East Landowners Group
2. Mr. Joe Miotto, 14 Princess Andrea Court, Brampton, representing residents of Princess Andrea Court
3. Ms. Joyce Fenuta, 2 Julian Drive, Brampton
4. Mr. David Jackson, 16 Julian Drive Brampton

Report E 1 was brought forward at this time.

Mr. Randolph Smith, Barrister and Solicitor, representing the Bram East Landowners concurred with the staff report dated October 7, 2002 and indicated he would relay this at the pre-hearing conference at the Ontario Municipal Board scheduled to be held on November 1, 2002 with respect to this application.

Mr. Joe Miotto, 14 Princess Andrea Court, representing residents of Princess Andrea Court advised that they do not concur with the recommendations, and raised concerns with respect to the reduction in the buffer zone between Princess Andrea Court and the proposed subdivision. He also raised concerns with respect to the staff recommendation to refuse the Official Plan Amendment as it relates to their area. He requested further consultation with staff on this issue.

Ms. Joyce Fenuta, 2 Julian Drive and Mr. David Jackson, 16 Julian Drive, each requested a meeting be scheduled with the area residents with respect to this application to address their concerns.

Discussion took place with respect to referring this report to the Council Meeting scheduled to be held on October 28, 2002 to allow for further public consultation. A public consultation is scheduled for Thursday, October 24, 2002.

Further discussion took place with respect to the possible implications of not having a position of the City Council to present to the Ontario Municipal Board pre-hearing conference scheduled to be held on November 1, 2002.

There was discussion with respect to the severances proposed by the residents of Princess Andrea Court and concerns with respect to the precedence that could be set if they were to be approved.

PDD312-2002 1. That the following delegations to the Planning, Design and Development Committee Meeting of October 21, 2002 re: **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Report E 1), be received:

1. Mr. Randolph Smith, Barrister and Solicitor, representing the Bram East Landowners Group
2. Mr. Joe Miotto, 14 Princess Andrea Court, Brampton, representing residents of Princess Andrea Court
3. Ms. Joyce Fenuta, Julian Drive, Brampton
4. Mr. David Jackson, 16 Julian Drive Brampton; and,

2. That the subject application to amend the Official Plan for the southerly portion of the properties on Princess Andrea Court be refused; and

3. That the following recommendations within the staff report dated October 7, 2002, regarding the subject application be **referred** to the Council Meeting scheduled to be held on October 28, 2002:

"1. That the report from P. Snape, Manager of Planning and Land Development Services, Planning, Design and Development, dated October 7, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) be received; and

"2. That prior to the issuance of draft plan approval, the recommended **"Revised Plan"** and the associated revised plans for the 6 individual plans subject to this report shall be circulated to all pertinent internal departments and external agencies, and all comments and conditions shall be received, and conditions of draft plan approval prepared. The "Revised Plan" shall incorporate the following design elements:

a) Only lots having minimum dimensions of 21m x 33m shall abut lands designated Estate Residential; and

b) The parkette shall be in a centralized location within the "Lockspur plan" and provide a vista termination along the east-west street that connects directly to The Gore Road; and

c) A minimum of 80 "executive housing lots" having minimum lot area of 464.5 square metres (5000 sq ft) shall be provided; and

d) Lands within 200 m of the Estate Residential designation shall be developed in accordance with the policies of the Low Density Residential designation (i.e., a density not exceeding 7uph or 2.8 upa of gross residential area); and

"3. That prior to the issuance of draft plan approval, the applicant shall make satisfactory arrangements to sign the applicable Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement; and

"4. That prior to the issuance of draft approval, any required revised Master Environmental Servicing Plan and the resultant Functional Servicing Report(s) be reviewed and approved by the City; and

"5. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted; and

"6. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed

within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps; and

"7. That prior to the issuance of draft plan approval, Urban Design Guidelines prepared in accordance with the applicable design criteria of the Brameast Secondary Plan shall be submitted to the satisfaction of the City; and

"8. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan; and

"9. That prior to the issuance of draft plan approval, the applicant shall submit, to the satisfaction of the City, proposed zoning standards for both the residential and commercial lands comprising the subject plans; and

"10. That the Region of Peel be requested to approve Official Plan Amendment 93-130 with respect to the "deferred area" of Special Policy Area 3 of the Brameast Secondary Plan with the following modifications:

a) To create a Special Policy Area 3B in place of the "deferred area" to comprise lands 200 metres in depth from the northerly limit of the "deferred area";

b) That Special Policy Area 3B shall be designated "Low Density Residential" and shall consist of policies to ensure:

i) a minimum of 80 upscale executive housing lots (i.e., a minimum area of 464.5 square metres);

ii) a transitional lot size of lots having minimum dimensions of 21 x 33m directly abutting the Estate Residential designation with lots decreasing in dimensions to 13.5 m x 30m within 150 metres of the Estate Residential designation;

iii) the presence of architectural designs and forms to promote distinctive and high quality buildings and a strong neighbourhood character;

iv) the appropriate integration of a community development concept with the natural environment

v) the provisions of appropriate architectural and landscaping design concepts to create an identifiable prestige streetscape.

vi) Detailed Community Urban Design Guidelines shall be submitted prior to draft approval that demonstrate the effective implementation of policies iii), iv) and v) above.

"11. That the applications C9E9.2 (21T-99007B), C9E8.5 (21T-99005B), C9E8.6 (21T-99006B), C9E8.7 (21T-99011B), C9E8.8 (21T-99012B) and C9E8.9 (21T-99014B) be approved and staff be directed to prepare the appropriate amendments to the official plan and zoning by-law;

"12. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff;

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development.

CARRIED

E. DEVELOPMENT TEAM REPORTS

E 1. Report from P. Snape, Manager of Planning and Land Development Services, Planning, Design and Development, dated October 7, 2002, re: **RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Delegation D 3)

DEALT WITH UNDER DELEGATION D 3, RECOMMENDATION PDD312-2002

E 2. Report from P. Snape, Manager of Planning and Land Development Services, Planning, Design and Development and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated October 17, 2002, re: **RECOMMENDATION REPORT – GLEN SCHNARR AND ASSOCIATES – SOUTH EAST AND SOUTHWEST CORNERS OF STEELES AVENUE WEST AND HERITAGE ROAD** (File T5W15.2)
(See Delegation D 2).

DEALT WITH UNDER DELEGATION D 2, RECOMMENDATION PDD311-2002

F. POLICY PLANNING REPORTS

* F 1. Report from O. Izirein, Policy Planner, Planning Design and Development, dated October 7, 2002, re: **RECOMMENDATION REPORT – MULTI-USE TASK FORCE – INVESTIGATE ISSUES RELATED TO MULTI-USE FACILITIES** (File G70)

PDD313-2002 1. That the report from O. Izirein, Policy Planner, Planning Design and Development, dated October 7, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RECOMMENDATION REPORT – MULTI-USE TASK FORCE – INVESTIGATE ISSUES RELATED TO MULTI-USE FACILITIES** (File G70) be received; and

2. That the conclusions of the Technical Advisory Committee of the Multi-Use Task Force be endorsed and serve as the basis for the formulation of more flexible policies for multi-use facilities in the City of Brampton; and

3. That staff be directed to prepare a draft amendment to the Official Plan and Secondary Plans to implement these more flexible approaches; and

4. That staff be authorized and directed to present this Task Force Report and the draft Official Plan Amendment directly to a public meeting in accordance with Council procedures; and

5. That an Education Liaison Committee be reactivated, comprised of:
   - Councillors
   - Trustees from the Peel District School Board, Dufferin-Peel Catholic District School Board, Conseil scolaire de district catholique Centre-Sud, and Conseil scolaire de district du Centre Sud-Quest, and
   - members of the Library Board

   to report to both the Planning, Design and Development Committee and each school board as appropriate, with a mandate to consider future multi-use issues, with resource staff from the City, the school boards and the Library Board; and

6. That a copy of this report be forwarded to the Peel District School Board, Dufferin-Peel Catholic District School Board, Brampton Library Board, Conseil scolaire de district catholique Centre-Sud, and Conseil scolaire de district du Centre Sud-Quest for their information.

CARRIED

F 2. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 10, 2002, re: **STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25)

Discussion took place with respect to the growth scenarios outlined in the subject report. Staff confirmed that they have not yet recommended a preferred scenario, but that growth scenario 3 is the preferred scenario of Hemson Consulting, consultant for the City of Brampton.

Staff responded to questions with respect to the capital budget submission to fund this study and advised that some of the funding has been collected from the area landowners through prepaid fees.

PDD314-2002

1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 10, 2002 to the Planning, Design and Development Committee Meeting of October 14, 2002, re: **STATUS REPORT – NORTHWEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25) be received; and

2. That staff be directed to monitor the initiatives of the Ministry of Transportation in assessing the feasibility of a potential higher order north-south transportation corridor in West Brampton and that the Ministry of Transportation be requested to assist in funding this feasibility study; and to assist in expediting it by structuring it as an expansion to the City's North West Brampton Transportation Study; and

3. That staff report back with a final recommendation regarding the expansion of the Brampton Official Plan Urban Boundary once the higher order north-south transportation corridor feasibility study is completed; and

4. That staff be directed to formally begin Phase 2 of the North West Brampton Urban Boundary Review, and that before the end of 2002, a staff report to Planning, Design and Development Committee be prepared that sets out a work program, timelines and key milestones; and

5. That the Region of Peel be requested to formally respond to the City of Brampton regarding the identification of "Other Relevant Interests" in accordance with Section 7.9.2.8 of the Peel Official Plan; and

6. That the Region of Peel be requested to forward a copy of the North West Brampton Shale Review by MHBC Planning and ESG International, dated July 2002, to the Province of Ontario for their formal review and comment; and

7. That the City Clerk forward a copy of this staff report and the approved Committee recommendation to the Ministry of Transportation (Urban Planning Office), the Regional Municipalities of Peel and Halton and the area municipalities of Mississauga, Caledon and Halton Hills.

CARRIED

* F 3. Report from P. Cooper, Central Area Planner, Planning, Design and Development, dated September 25, 2002, re: **INFORMATION REPORT – EXEMPTION FROM ON-SITE PARKING FOR COMMERCIAL DEVELOPMENTS IN DOWNTOWN BRAMPTON** (File P03PA)

PDD315-2002

1. That the report from P. Cooper, Central Area Planner, Planning, Design and Development, dated September 25, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **INFORMATION REPORT – EXEMPTION FROM ON-SITE PARKING FOR COMMERCIAL DEVELOPMENTS IN DOWNTOWN BRAMPTON** (File P03PA) be received; and

2. That a public meeting be held on November 4, 2002 with respect to the proposed exemption from on-site parking requirements for commercial development in Downtown Brampton in accordance with City Council procedures and that method of notification be limited to a newspaper advertisement placed in the Brampton Guardian; and;

3. That, subject to the results of the public meeting, staff be directed to report back regarding a final recommendation on extending the exemption by-law for commercial development in Downtown Brampton.

CARRIED

F 4. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 9, 2002, re: **STATUS REPORT – BRAM WEST SECONDARY PLAN REVIEW** (File P26) (See Delegation E 2)

DEALT WITH UNDER DELEGATION D 1, RECOMMENDATION PDD310-2002

G. BUILDING AND ZONING REPORTS

* G 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 8, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER, 2002** (File B11)

PDD316-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 8, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER, 2002** (File B11) be received.

CARRIED

* G 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002, re: **APPLICATION FOR A DEMOLISH A RESIDENTIAL PROPERTY – 10525 TORBRAM ROAD** (File G33LA)

PDD317-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPLICATION FOR A DEMOLISH A RESIDENTIAL PROPERTY – 10525 TORBRAM ROAD** (File G33LA) be received; and

That the application for a permit to demolish the residential property located at 10525 Torbram Road be approved.

CARRIED

* G 3. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002, re: **APPLICATION FOR A BUILDING PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10310 TORBRAM ROAD** (File G33LA)

PDD318-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPLICATION FOR A BUILDING PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10310 TORBRAM ROAD** (File G33LA) be received; and

That the application for a permit to demolish the residential property located at 10310 Torbram Road be approved.

CARRIED

* G 4. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002, re: **APPLICATION FOR A BUILDING PERMIT TO DEMOLISH – APPLICATION TO DEMOLISH – 2 RESIDENTIAL PROPERTIES – 45 HILLCREST AVENUE AND 47 HILLCREST AVENUE** (File G33LA)

PDD319-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPLICATION FOR A BUILDING PERMIT TO DEMOLISH – APPLICATION TO DEMOLISH – 2 RESIDENTIAL PROPERTIES – 45 HILLCREST AVENUE AND 47 HILLCREST AVENUE** (File G33LA) be received; and

That the application for a permit to demolish the residential properties at 45 and 47 Hillcrest Avenue be approved.

CARRIED

* G 5. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 16 MARYSFIELD DRIVE** (File G33LA)

PDD320-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH RESIDENTIAL PROPERTY – 16 MARYSFIELD DRIVE** (File G33LA) be received; and

That the application for a permit to demolish the residential property located at 16 Marysfield Drive be approved.

CARRIED

* G 6. Report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH 2 RESIDENTIAL PROPERTIES – 10525 CREDITVIEW ROAD AND 10581 CREDITVIEW ROAD** (File G33LA)

PDD321-2002 That the report from B. Campbell, Director of Building and Chief Building Official, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPLICATION FOR A PERMIT TO DEMOLISH 2 RESIDENTIAL PROPERTIES – 10525 CREDITVIEW ROAD AND 10581 CREDITVIEW ROAD** (File G33LA) be received; and

That the application for a permit to demolish the residential properties located at 10525 and 10581 Creditview Road be approved.

CARRIED

H. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

H 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development, Planning Design and Development and Z. Hajir, Project Manager, Planning, Design and Development, dated October 9, 2002, re: **APPROVAL OF TERMS OF REFERENCE AND ARCHITECT SELECTION CRITERIA/PROCEDURE FOR THE DESIGN OF A MULTI-USE RECREATION CENTRE AT DIXIE ROAD AND SANDALWOOD PARKWAY** (File F81)

Discussion took place with respect to concerns that the schedule set out in the subject report did not make it clear that the construction of a multi-use recreation centre at Dixie Road and Sandalwood Parkway would not proceed until it has been considered by Budget Committee and prioritized with the list of capital projects in the 2003 Capital Budget. Staff confirmed that this project is included within the 2003 Capital Budget submission and are requesting approval to proceed in the selection of an architect and the design phase of the project at this time.

Discussion took place with respect the use of development charges on projects such as this and possibly applying some towards the construction of the new Theatre, since it contains community use space.

Staff responded to questions with respect to the design of the subject facility and the amenities to be offered and advised that future reports would be presented to committee in this regard.

Direction was given

- **That staff arrange community information meetings for the residents in the area of Dixie Road and Sandalwood Parkway with respect to the design and amenities to be offered at the new multi-use recreation facility.**

PDD322-2002 That the report from K. Walsh, Director of Community Design, Parks Planning and Development, Planning Design and Development and Z. Hajir, Project Manager, Planning, Design and Development, dated October 9, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **APPROVAL OF TERMS OF REFERENCE AND ARCHITECT SELECTION CRITERIA/PROCEDURE FOR THE DESIGN OF A MULTI-USE RECREATION CENTRE AT DIXIE ROAD AND SANDALWOOD PARKWAY** (File F81) be received; and

That the terms of reference attached to the subject report for the multi-use recreation centre at Dixie Road and Sandalwood Parkway including the architect selection criteria/procedure be approved; and

That the proposed schedule for the multi-use recreation centre project at Dixie Road and Sandalwood Parkway be approved as follows:

Selection of Architect	November 25, 2002
Committee Approval	December 16, 2002
Council Approval	December 18, 2002
Project Award	December 20, 2002
Presentation of Concepts and Estimates	January 30, 2003

That the remainder of the schedule for the multi-use recreation centre project at Dixie Road and Sandalwood Parkway be **referred** to the 2003 Capital Budget so that the following portion of the proposed schedule including the construction of the project does not proceed until it is considered within the overall Capital Budget priorities:

Presentation of contract documents and final estimates	June 15, 2003
Tender and Approvals	July, 2003
Construction start	August, 2003
Project completion	November, 2004

CARRIED

I. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

J. HERITAGE BOARD MINUTES - nil

K. OTHER / NEW BUSINESS

* K 1. Report from P. Snape, Manager of Planning and Land Development Services, Planning, Design and Development dated October 7, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – AUGUST 20, 2002 AND SEPTEMBER 10, 2002 HEARINGS** (File G31)

PDD323-2002 That the report from P. Snape, Manager of Planning and Land Development Services, Planning, Design and Development dated October 7, 2002 to the Planning, Design and Development Committee Meeting of October 23, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – AUGUST 20, 2002 AND SEPTEMBER 10, 2002 HEARINGS** (File G31) be received.

CARRIED

* K 2. Report from D. Kraszewski, Manager of Development Services, dated October 8, 2002, re: **SITE PLAN ACTIVITY FOR THE PERIOD JULY, 2002 TO SEPTEMBER, 2002** (File P46)

PDD324-2002 That the report from D. Kraszewski, Manager of Development Services, dated October 8, 2002, to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **SITE PLAN ACTIVITY FOR THE PERIOD JULY, 2002 TO SEPTEMBER, 2002** (File P46) be received.

CARRIED

L. REFERRED MATTERS

* L 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD325-2002 That the List of Referred Reports of the Planning, Design and Development Committee to the Planning, Design and Development Committee Meeting of October 21, 2002 be received.

CARRIED

M. DEFERRED MATTERS

M 1. Report from A. Smith, Manager of Growth Management and Special Policy, Planning Design and Development and O. Izirein, Policy Planner, Planning, Design and Development, dated August 28, 2002, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 40 DANUM ROAD – WARD 4** (File C51 GR)

PDD326-2002 That the report from A. Smith, Manager of Growth Management and Special Policy, Planning Design and Development and O. Izirein, Policy Planner, Planning, Design and Development, dated August 28, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 – BRAMPTON CALEDON COMMUNITY LIVING – 40 DANUM ROAD – WARD 4** (File C51 GR) be received; and

That a by-law be forwarded to City Council to exempt 40 Danum Road (Ward 4) from the provisions of Interim Control By-law 51-2000.

CARRIED

N. CORRESPONDENCE

* N 1. Correspondence from the Region of Peel, dated September 24, 2002, re: **RESOLUTION - REGION OF PEEL - COMMENTS ON THE CITY OF TORONTO DRAFT OFFICIAL PLAN** (File P26)

PDD327-2002 That the correspondence from the Region of Peel, dated September 24, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RESOLUTION - REGION OF PEEL - COMMENTS ON THE CITY OF TORONTO DRAFT OFFICIAL PLAN** (File P26) be received.

CARRIED

* N 2. Correspondence from the City of Mississauga, dated September 26, 2002, re: **RESOLUTION – CITY OF MISSISSAUGA COMMENTS ON CITY OF BRAMPTON CREDIT VALLEY SECONDARY PLAN** (File P26)

PDD328-2002 That the correspondence from the City of Mississauga, dated September 26, 2002 to the Planning, Design and Development Committee Meeting of October 21, 2002, re: **RESOLUTION – CITY OF MISSISSAUGA COMMENTS ON CITY OF BRAMPTON CREDIT VALLEY SECONDARY PLAN** (File P26) be received.

CARRIED

O. QUESTION PERIOD

O 1. City Councillor Cowie requested that future reports regarding the "new Theatre" be consistent with the name they use for the proposed new theatre.

Direction was given

- **That staff be direct to ensure the future reports regarding the "new Theatre" be consistent in what name is used in referring to that facility.**

O 2. City Councillor Metzak advised that the Bell Canada tower at Queen Street East and Highway 410 has not yet been changed to a monopole.

Direction was given

- **That staff contact Bell Canada with respect to the replacement of the current Bell Canada structure at the location of Queen Street East and Highway 410 with a monopole and report back to the Planning, Design and Development Committee on the status of this.**

O 3. City Councillor Callahan questioned staff with respect to realtors in the City of Brampton advertising homes with basement apartments with the impression that the accessory units are legal. Janice Atwood-Petkovski, Director of Litigation and Corporation Counsel, advised that the matter has been discussed with the Brampton Real Estate Board and not that if someone purchases a home with an illegal basement apartment they have three months to comply with the by-law.

Direction was given

- **That staff contact the Brampton and Toronto Real Estate Boards with respect to concerns raised by the Planning, Design and Development Committee that home are advertised with the impression that a basement apartment is legal, and providing information to the Boards regarding the City by-laws related to such accessory units.**

O 4. Regional Councillor DiMarco requested that the matter of the circulation of plans of subdivision to the staff responsible for "heritage" issues.

J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development confirmed that all plans of subdivision are circulated to the Heritage Planner and the Brampton Heritage Board and that staff will include a section in future reports dealing with "Heritage Impact".

P. PUBLIC QUESTION PERIOD – nil

Q. ADJOURNMENT

PDD329-2002 That this Planning, Design and Development Committee do now adjourn to meet again on Monday, November 4, 2002 at 7:00 p.m.

CARRIED

NOVEMBER 4, 2002

7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS – 4TH FLOOR

Members Present:

City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
Regional Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey – Ward 2 (left at 8:45 p.m.)
City Councillor B. Callahan – Ward 3 (arrived at 7:20 p.m.)
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10 (arrived at 7:15 p.m.)
City Councillor S. Hames – Ward 11

Staff Present:

Planning, Design and Development Department
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development Services
R. Bino, Director of Engineering and Development Services
K. Ash, Manager of Development Services
S. Dewdney, Manager of Open Space, Design and Construction
P. Snape, Manager of Development Services
P. Cooper, Policy Planner
P. Aldunate, Policy Planner
T. Goodeve, Development Planner
D. Herron, Development Planner
T. Goodeve, Development Planner

Legal Services
C. Connor, Corporation Counsel and Director of Real Estate Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

The meeting was called to order 7:07 p.m. recessed at 9:40 p.m. reconvened at 9:50 p.m. moved into Special Council at 11:28 p.m. and adjourned at 11:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD330-2002**	**APPROVAL OF THE AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D8.	**PDD331-2002**	**INFORMATION REPORT –CITY COMMENTS ON PROPOSED FEDERAL ELECTORAL BOUNDARIES IN BRAMPTON.** (File M25- Electoral Boundaries),
D1.	**PDD332-2002**	**INFORMATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN** (File P03 PA)
D2.	**PDD333-2002**	**INFORMATION REPORT- PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) NORTH-EAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE – WARD 2** (Files C1W16.6 / C1W16.9).
D3.	**PDD334-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH AND INCLUDES THE FUTURE WESTERLY EXTENSION OF DENISON AVENUE ACROSS MCMURCHY AVENUE NORTH TO HAGGERT AVENUE – WARD 5** (File C1W6.56).
D4.	**PDD335-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6
D5.	**PDD336-2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) - WARD 5** (File C3W15.1)
D6.	**PDD337-2002**	**INFORMATION REPORT –THREE APPLICATIONS TO AMEND THE OFFICIAL PLAN –KLM PLANNING PARTNERS INC- WARD 6** • **(METRUS CENTRAL PROPERTIES) – EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W1.5) • **(TESCH DEVELOPMENT INC.) - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W2.1) • **(ERIN MILLS DEVELOPMENT) – WEST SIDE OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C5W2.3)

D7. **PDD338-2002** **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO)

E1. **PDD339-2002** **DELEGATION - SUPPLEMENTARY RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3) (See Items F2 and N2)

E2. **PDD340-2002** **DELEGATION - PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) (See Item F3)

E3. **PDD341-2002** **DELEGATION - NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) (See Item J1)

E4. **PDD342-2002** **DELEGATION - CAVEZE INVESTMENTS LIMITED - 10605 COLERAINE DRIVE** (File C12E13.11)

F1. **PDD343-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FLETCHER'S CONTWO INVESTMENTS LIMITED – SOUTH SIDE OF REGIONAL ROAD 107 – EAST OF CHINGUACOUSY ROAD - WARD 6** (File C2W10.9)

F2. **PDD339-2002** **SUPPLEMENTARY RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3) (See Delegation E1 and Item N2)

F3. **PDD340-2002** **PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) (See Delegation E2)

G1. **PDD344-2002** **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – 8452 CHINGUACOUSY ROAD - WARD 6** (File A043/02) (OMB File V020184)

H1. **PDD345-2002** **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN MILLINGTON ON BEHALF OF JOHN AND EVA KAUFMAN - 7717 CREDITVIEW ROAD – WARD 6** (File G33 LA)

H2. **PDD346-2002** **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – EMERY HOMES – LOTS 7-19 ON REGISTERED PLAN 43M-1531 – WARD 6** (File G33 CH)

I. **BUILDING AND ZONING REPORTS**

J1. **PDD341-2002** **NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) (See Delegation E3).

K. **ENGINEERING AND DEVELOPMENT SERVICES**

L. **PDD347-2002** **BRAMPTON HERITAGE BOARD MINUTES – OCTOBER 22, 2002**

M.	**PDD348-2002**	**VIDEO PRESENTATION - PLANNING INTRODUCTORY PROCESS BY PLANNING DESIGN AND DEVELOPMENT**
N1.	**PDD349-2002**	**REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
N2.	**PDD339-2002**	**REFERRAL OF STAFF RECOMMENDATIONS #1-12 - PURSUANT TO COUNCIL RESOLUTION C358-2002 OF OCTOBER 28, 2002 – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Delegation E3 and F2)
O.		**DEFERRED MATTERS**
P1.	**PDD350-2002**	**CORRESPONDENCE - PEOPLE AND THE PLANET CHANGING VALUES FOR A SUSTAINABLE FUTURE**
P2.	**PDD351-2002**	**CORRESPONDENCE - MADE IN CANADA APPROACH TO CLIMATE CHANGE** (File N00)
Q.		**QUESTION PERIOD**
R.		**PUBLIC QUESTION PERIOD**
S.		**CLOSED SESSION**
T.	**PDD352-2002**	**ADJOURNMENT**

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CITY COUNCILLOR G. GIBSON, CHAIR

A. APPROVAL OF THE AGENDA

PDD330-2002 That the agenda for the Planning, Design and Development Committee Meeting dated November 4, 2002, be amended to add:

Delegation E1. **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (Files C9E9.2, C9E8.6, C9E8.7, C9E8.8, C9E9.9 and C9E9.3)

2. Mr. Onorio Rocca, 8 Fitzpatrick Drive, Brampton
3. Ms. Joyce Fenuta, 2 Julian Drive, Brampton

Other Business M1.
Video presentation, re: **PLANNING INTRODUCTORY PROCESS BY PLANNING DESIGN AND DEVELOPMENT.**

CARRIED

B. CONFLICTS OF INTEREST

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, G1, L1, N1, P1, P2)

D. (A) PUBLIC MEETING - PROPOSED FEDERAL ELECTORAL BOUNDARIES

D 8. Report from P. Aldunate, Policy Planner, Planning, Design and Development, dated October 31, 2002, re: **INFORMATION REPORT –CITY COMMENTS ON PROPOSED FEDERAL ELECTORAL BOUNDARIES IN BRAMPTON.** (File M25- Electoral Boundaries).

Members of the public present requested a presentation of the proposal.

Mr. Paul Aldunate, Policy Planner, gave a presentation of the proposed federal electoral boundaries in Brampton, and provided details with respect to population growth, changes to the boundaries and the names of the federal ridings.

Mr. Roger Peddle, 5 Lancefield Crescent, Brampton, expressed concerns regarding staff's recommendation to combine the Peel Village area with Malton to form the federal electoral district of "Brampton-Malton". He was of the opinion that the two communities were completely different and will not be able to relate to each other. He suggested that the local Members of Parliament should become involved in the process before any changes are made to the boundaries.

Ms. Michelle Shephard, 8 Meadowland Drive, Brampton, indicated that she shared Mr. Peddle's concerns and that she did not support staff's recommendation to combine the Peel Village area with Malton to form the federal electoral district of "Brampton-Malton". She also suggested that the local members of Parliament be requested to take the appropriate action to resolve the issue of the boundary changes.

Committee discussion took place with respect to the proposed changes to the boundaries and in particular, where the boundary extends into adjacent municipalities. Members spoke in support of three distinct ridings for the City of Brampton where the boundaries do not cross into adjacent municipalities as detailed in Appendix 3 of the report. Further discussion took place with regards to the date of implementation of the new federal electoral districts and Committee requested that staff provide a detailed map that shows the full extent of the federal electoral boundaries.

PDD331-2002

1. That the report from P. Aldunate, Policy Planner, Planning, Design and Development, dated October 31, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT –CITY COMMENTS ON PROPOSED FEDERAL ELECTORAL BOUNDARIES IN BRAMPTON.** (File M25- Electoral Boundaries) be received; and,

2. That staff submit the minutes from this public information meeting as part of the City's representation to the Federal Electoral Boundaries Commission for Ontario on December 2, 2002 at the Hilton Garden, 100 Traders Boulevard, Mississauga.

CARRIED

D. (B) PUBLIC MEETING REPORTS

D 1. Report from D. Waters, Manager of Land Use Policy and P. Cooper, Central Area Planner, Planning, Design and Development, dated October 18, 2002, re: **INFORMATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN** (File P03 PA).

Members of the public present requested a presentation of this item.

Ms. Pam Cooper, Central Area Planner, gave a presentation and provided details of the proposed parking exemption by-law.

Mr. Richard Prouse, Chair of the Brampton Downtown Business Association and Co-Chair of the Downtown Interim Advisory Committee advised that he is supportive of the amendment to extend the parking exemption by-law. He was of the opinion that and even though developers have not taken advantage of this incentive, it is a positive by-law for Downtown Brampton and should be extended for one year to give more time for further analysis into parking in the Downtown area.

PDD332-2002

1. That the report from D. Waters, Manager of Land Use Policy and P. Cooper, Central Area Planner, Planning, Design and Development, dated October 18, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN** (File P03 PA) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with results of the Public Meeting and a final recommendation.

CARRIED

D 2. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated October 21, 2002, re: **INFORMATION REPORT PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) NORTH-EAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE – WARD 2** (Files C1W16.6 / C1W16.9).

No members of the public were present for this item.

PDD333-2002

1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated October 21, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT –** 23, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – KERBEL GROUP INC. (BRAMPTON WEST 6-2 LIMITED) NORTH-EAST CORNER OF MCLAUGHLIN ROAD AND WANLESS DRIVE – WARD 2** (Files C1W16.6 / C1W16.9) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from D. Kraszewski Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated October 21, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH AND INCLUDES THE FUTURE WESTERLY EXTENSION OF DENISON AVENUE ACROSS MCMURCHY AVENUE NORTH TO HAGGERT AVENUE – WARD 5** (File C1W6.56).

No members of the public were present for this item.

PDD334-2002

1. That the report from D. Kraszewski Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated October 21, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION – PROPOSED DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GAGNON LAW BOZZO URBAN PLANNERS LTD. (1451807 ONTARIO INC.) – NORTH OF NELSON STREET WEST ON THE WEST SIDE OF MCMURCHY AVENUE NORTH AND INCLUDES THE FUTURE WESTERLY EXTENSION OF DENISON AVENUE ACROSS MCMURCHY AVENUE NORTH TO HAGGERT AVENUE – WARD 5** (File C1W6.56) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated November 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE**

ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6 (File C2W15.6).

Members of the public present requested a presentation of this item.

Mr. Jack Anderson, 1279 Wanless Drive, Brampton, expressed concerns regarding the widening of Wanless Drive and questioned the purpose and timing of the widening.

Mr. Bruno Trasolini, 739 Wanless Drive, Brampton, expressed concerns regarding the widening of Wanless Drive and inquired whether any research was done with respect to this issue. He questioned the impact of the proposed development on properties not shown on the plan and indicated that the map he received with the notice that was sent to him regarding the proposed development was different from what was being presented at the meeting. He also questioned what the process was with respect to acquiring land from property owners for road widening purposes.

Staff responded to his concerns with respect to road widening issues and indicated that his other concerns will be addressed as part of the future report to be presented to Committee.

PDD335-2002

1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated November 4, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – HUNTINGWOOD DEVELOPMENTS LIMITED – SOUTH SIDE OF WANLESS DRIVE – MIDWAY BETWEEN MCLAUGHLIN ROAD AND CHINGUACOUSY ROAD – WARD 6** (File C2W15.6) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 16, 2002**, re: INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) - WARD 5** (File C3W15.1).

Members of the public present requested a presentation of this item.

Mr. Tom Goodeve, Development Planner, gave a presentation and provided details of the proposal.

Mr. Richard Smith, 1279 Wanless Drive, Brampton, expressed concerns regarding the proposed widening of Wanless Drive, zoning, the relocation of the church site, and the impact this would have on his property taxes and the value of his property. He also raised concerns with respect to the noise levels that would be created when construction begins and questioned what would be the hours of operation.

Staff advised that his concerns would be addressed as part of the future report to the Committee.

PDD336-2002 1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 16, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – 1167 WANLESS LIMITED (STANFORD HOMES) - WARD 5** (File C3W15.1) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated October 18, 2002, re: **INFORMATION REPORT –THREE APPLICATIONS TO AMEND THE OFFICIAL PLAN –KLM PLANNING PARTNERS INC- WARD 6**

- **(METRUS CENTRAL PROPERTIES) – EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W1.5)
- **(TESCH DEVELOPMENT INC.) - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W2.1)
- **(ERIN MILLS DEVELOPMENT) – WEST SIDE OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C5W2.3).

Members of the public present requested a presentation of this item.

Mr. Rob Nykyforchyn, Development, Planner gave a presentation and provided details of the proposal.

Mr. Peter Russel, KLM Planning Partners Inc. on behalf the applicants, provided an overview of the proposed official plan amendments with respect to the residential areas which includes estate residential and high density areas, employment areas which includes prestige industrial, office node commercial and neighbourhood retail, and open space areas which includes valleyland and community parks. He also highlighted the institutional sites and the proposed changes to the transportation network. He advised that the requested land use changes are intended to attract higher order employment uses and to provide upscale executive housing while enhancing the natural environmental features of the area.

Mr. Fred Yurichuk, 7 Jasper Crescent, Brampton, was concerned about the impact the proposed development would have on the community as he was of the opinion that most of the green space and other natural features of the area would be destroyed.

Mr. Tony Mason, 6 Huttonville Drive, Brampton, on behalf of Debra Kruger, Huttonville Public School, Council Chair, questioned the location and timing of the proposed schools for the area. He was of the opinion that the proposal should include walkway paths and trails and more details were required with respect to the natural environment within the plan.

Ms. Cathy Fraser, 8601 Mississauga Road, Brampton, advised that she was appearing on behalf of other residents in the neighbourhood who were of the opinion that the proposed development should include prestige homes and high end offices so that the value of their properties are maintained.

Mr. Rick Bradley, 8394 Mississauga Road, Brampton, indicated that he was not opposed to a development with prestige homes, but questioned the appropriateness of a residential zoning on that portion of Mississauga Road which will eventually be widened to six lanes.

Mr. Harry Blackburn, Churchville, Brampton, questioned the appropriateness of the proposed development as the Bram West Secondary Plan Review is incomplete. He was of the opinion that rather than more housing the area needs more prestige buildings and high end developments that would create employment.

PDD337-2002

1. That the report from P. Snape, Manager of Development Services and R. Nykyforchyn, Development Planner, Planning, Design and Development, dated October 18, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT –THREE APPLICATIONS TO AMEND THE OFFICIAL PLAN –KLM PLANNING PARTNERS INC- WARD 6**

   - **(METRUS CENTRAL PROPERTIES) – EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W1.5)
   - **(TESCH DEVELOPMENT INC.) - EAST OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C4W2.1)
   - **(ERIN MILLS DEVELOPMENT) – WEST SIDE OF MISSISSAUGA ROAD – NORTH OF STEELES AVENUE WEST** (File C5W2.3) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development dated October 15, 2002, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO).

No members of the public were present for this item.

PDD338-2002

1. Report from W. Lee, Associate Director, Special Projects, Planning, Design and Development dated October 15, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **INFORMATION REPORT – CITY INITIATED ZONING BY-LAW AMENDMENTS GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Mr. Randolph Smith, Barrister and Solicitor, re: **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7, C9E8.8, C9E9.9 and C9E9.3) (See Items F2 and N2).

Mr. Randolph Smith, Barrister and Solicitor, Oakville, representing Lockspur Estates Inc., advised that the applicants have agreed to further modifications of the lot sizes and substantial landscaping at the rear of the properties. He is of the opinion that the original application is appropriate but has agreed to several concessions to settle the appeals that are before the Ontario Municipal Board.

Mr. Onorio Rocca, 8 Fitzpatrick Drive, Brampton advised that a gradual lot size transition is required with respect to the lots that are located close to and abutting the estate homes in the area. He was of the opinion that there should be guidelines with respect to zoning setbacks.

Ms. Joyce Fenuta, 2 Julian Drive, Brampton, advised that a gradual transition is required with respect to reducing the lot sizes to have a successful integration of the neighbourhood. She suggested that the developers involved in the proposal should consider lot sizes of 80 feet by 140 feet.

Committee discussion took place with respect to lot sizes, and whether the present residents are being compromised by reducing the lot sizes in the proposed development. Landscaping issues and densities were also discussed and staff responded to questions from Committee.

Further discussion took place with respect to drainage. Staff advised that drainage will be addressed through the submission of the required functional servicing reports.

Committee considered the following motion:

Direction was given

- **That staff be requested to inform developers that more 85 feet by 140 feet lots are required for all future development on Julian Drive.**

Items F2 and N2 were brought forward and dealt with at this time.

PDD339-2002

1. That the delegations to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7, C9E8.8, C9E9.9 and C9E9.3), be received;

    1. Mr. Randolph Smith, Barrister and Solicitor
    2. Mr. Onorio Rocca, 8 Fitzpatrick Drive, Brampton
    3. Ms. Joyce Fenuta, 2 Julian Drive, Brampton

2. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated October 30, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **SUPPLEMENTARY RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3) be received; and,

3. That prior to the issuance of draft plan approval, the recommended **"Revised Plan"** and the associated revised plans for the 6 individual plans subject to this report shall be circulated to all pertinent internal departments and external agencies, and all comments and conditions shall be received, and conditions of draft plan approval prepared. The "Revised Plan" shall incorporate the following design elements:

a) Only lots having minimum dimensions of 25.9 metres by 33 metres (85 ft x 108 ft) shall abut lands designated Estate Residential, and the minimum interior side yard depth for dwellings on these lots shall be 2 metres (6.5 ft);

b) The parkette shall be in a centralized location within the "Lockspur plan" and provide a vista termination along the east-west street that connects directly to The Gore Road;

c) A minimum of 80 "executive housing lots" having minimum lot area of 464.5 square metres (5000 sq ft) shall be provided;

d) Lands within 200 metres of the Estate Residential designation shall be developed at a maximum net residential density of 15 units per hectare (6 upa); and

e) For lots abutting the Estate Residential lands, mature landscaping (including mature coniferous trees) and decorative wood and pillar fencing shall be provided, to the satisfaction of the City, to provide a buffer for the abutting Estate Residential properties."

4. That prior to the issuance of draft plan approval, the applicant shall make satisfactory arrangements to sign the applicable Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement;

5. That prior to the issuance of draft approval, any required revised Master Environmental Servicing Plan and the resultant Functional Servicing Report(s) be reviewed and approved by the City;

6. That prior to the issuance of draft approval, a preliminary noise report to the satisfaction of the City shall be submitted;

7. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

8. That prior to the issuance of draft plan approval, Urban Design Guidelines prepared in accordance with the applicable design criteria of the Brameast Secondary Plan shall be submitted to the satisfaction of the City;

9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

10. That prior to the issuance of draft plan approval, the applicant shall submit, to the satisfaction of the City, proposed zoning standards for both the residential and commercial lands comprising the subject plans.

11. That the Region of Peel be requested to approve Official Plan Amendment 93-130 with respect to the "deferred area" of Special Policy Area 3 of the Brameast Secondary Plan with the following modifications:

a) To create a Special Policy Area 3B in place of the "deferred area" to comprise lands 200 metres in depth from the northerly limit of the "deferred area";

b) That Special Policy Area 3B shall be designated "Low Density Residential" and shall consist of policies to ensure:

i) a minimum of 80 upscale executive housing lots (i.e., a minimum lot area of 464.5 square metres (5000 sq ft)), and that only lots having dimensions not less than 25.9m x 33m (85ft x 108ft) shall abut the Estate Residential designated lands;

ii) a maximum net residential density of 15 units per hectare (6 upa) and a minimum lot frontage of 12 metres (39.3ft) for any lot;

iii) the presence of architectural designs and forms to promote distinctive and high quality buildings and a strong neighbourhood character;

iv) the appropriate integration of a community development concept with the natural environment

v) the provisions of appropriate architectural and landscaping design concepts to create an identifiable prestige streetscape.

vii) Detailed Community Urban Design Guidelines shall be submitted prior to draft approval that demonstrate the effective implementation of policies iii), iv) and v) above.

12. That the applications C9E9.2 (21T-99007B), C9E8.5 (21T-99005B), C9E8.6 (21T-99006B), C9E8.7 (21T-99011B), C9E8.8 (21T-99012B) and C9E8.9 (21T-99014B) be approved and staff be directed to prepare the appropriate amendments to the official plan and zoning by-law;

13. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff;

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning Design and Development;

CARRIED

E 2. Mr. Duane Cramer, Sithe Energies Canadian Development Ltd., letter dated October 30, 2002, re: **PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) (See Item F3).

Ms. Kathy Ash, Manager of Development Services, gave a presentation of the proposal to locate a gas regulator facility within the City of Brampton providing details of the four sites submitted by Sithe's consultants for the location of the gas meter station. She indicated that three of the four sites which are Options 1, 2 and 3 are unacceptable and that staff is seeking direction from Committee with respect to Option 1A to address issues identified in the staff report.

Mr. Duane Cramer, Sithe Energies Canadian Development Ltd., provided background information with respect to the proposal. He advised that the location of the Trans Canada Pipeline in Brampton which runs east west through North Brampton was the key feature for selecting the location. He is of the opinion that there is a compelling need for this gas regulator facility in Ontario. He also advised that Sithe is flexible and motivated in finding a solution with respect to a suitable location for the metering station. He indicated that if Option 1A is acceptable to staff, Sithe would like to maintain free dialogue with staff to resolve this issue in a timely manner.

Committee discussion took place with respect to the location of Option 1A and considered the following motion:

Direction was given

- **That staff consider amending the Option 1A site which is proposed by Sithe Energies for a gas regulator facility within the City of Brampton by moving it slightly to the east of the location where it is presently identified.**

Item F3 was brought forward and dealt with at this time.

PDD340-2002

1. That the delegation of Mr. Duane Cramer, Sithe Energies Canadian Development Ltd., to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) be received; and,

2. That the report from K. Ash, Manager of Development Services, and B. Smith, Supervisor, Open Space Planning, Planning, Design and Development, dated October 30, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re**: PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) be received; and,

3. That Planning Design and Development Committee not endorse the location of a gas regulator facility as shown in Options 1, 2 and 3 proposed by Sithe;

4. That staff be directed to review the Simple Cycle Facility proposal and report back to Committee; and,

5. That staff report back to Planning, Design and Development Committee with a final recommendation on Option 1A, if directed by Council, when the following issues have been resolved:

   i) the impact of future development on the park;
   ii) the impact of noise generated by the gas metering facility on the neighbourhood residences and sports activities;
   iii) agreement for payment of compensation for land and easements;
   iv) agreement for payment of increased costs for construction and maintenance of pathways if they are to be used for access for Sithe's vehicles to the metering station;
   v) determination of actual size of metering station and satisfactory mitigation of any impact on the woodlot to the south;
   vi) satisfactory resolution of any concerns raised by the Peel District School Board, the Toronto and Region Conservation Authority and the TransCanada Pipeline; and,
   vii) secondary plan and zoning (use and setbacks from the TCPL), including appropriate notification to the public.

CARRIED

E 3. Mr. Ronald K. Webb, Davis Webb Schulze and Moon, letter dated October 4, 2002, re: **NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) (See Item J1).

Mr. Ronald K. Webb, Davis Webb Schulze and Moon, on behalf of his client who owns lands on Wanless Drive, advised that his request to use wood fencing as a noise barrier is not a request to change the policy on all noise barriers but only with respect the Orangeville Railway Line as it relates to his clients application. He advised that the railway authority does not require concrete fencing and that a wooden noise wall is much heavier, stronger and as effective as concrete noise wall. He was of the opinion that the City's requirement for a wooden noise wall is in excess of what the railway authority requires and that the City is in conflict with its own policies with respect to the requirement of a concrete noise wall.

Committee discussion took place with respect to noise levels in the proposed development and the type of fence that is acceptable for residential areas.

Item J1 was brought forward and dealt with at this time.

PDD341-2002

1. That the delegation of Mr. Ronald K. Webb, Davis Webb Schulze and Moon, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) be received; and,

2. That the report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Dewdney, Manager of Open Space, Design and Construction, Planning, Design and Development, dated October 23, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) be received; and,

3. That the current standard requiring concrete noise barriers between residential land uses and railways be maintained.

CARRIED

E 4. Ms. Mary Flynn-Guglietti, McMillan Binch, letter dated October 15, 2002, re: **CAVEZE INVESTMENTS LIMITED - 10605 COLERAINE DRIVE** (File C12E13.11).

Ms. Mary Flynn-Guglietti, Mc Millan Binch, on behalf of Caveze Investments Limited, provided background information on an application that was filed in 1997 to amend the zoning by-law with respect to 10605 Coleraine Drive. She advised that the applicant intended to sever the southerly portion of the property but staff considered the application to be premature at that time. The

applicant is no longer intending to sever the lands but now proposes to redevelop the site as one parcel of land for industrial purposes. She noted that the Ministry of Transportation of Ontario (MTO) had no objections concerning the alignment of the extension of Highway 427 with respect to the proposal.

Committee discussion took place with respect to the extension of Highway 427 and its impact on the proposed development.

Direction was given

- **That staff prepare a report with respect to the applicant's request to amend the zoning by-law under (File C12E13.11) to be presented to Planning, Design and Development Committee Meeting scheduled to be held on November 18, 2002**.

PDD342-2002 That the delegation of Ms. Mary Flynn-Guglietti, McMillan Binch, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **CAVEZE INVESTMENTS LIMITED - 10605 COLERAINE DRIVE** (File C12E13.11) be received.

CARRIED

F. DEVELOPMENT TEAM REPORTS

* F 1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated October 21, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FLETCHER'S CONTWO INVESTMENTS LIMITED – SOUTH SIDE OF REGIONAL ROAD 107 – EAST OF CHINGUACOUSY ROAD - WARD 6** (File C2W10.9).

PDD343-2002 1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated October 21, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – FLETCHER'S CONTWO INVESTMENTS LIMITED – SOUTH SIDE OF REGIONAL ROAD 107 – EAST OF CHINGUACOUSY ROAD - WARD 6** (File C2W10.9) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council, subject to the following:

a) Rezoning the lands from "Highway Commercial One – Section 454" (HC1-Section 454) to "Residential Two A-Section 1030" (R2A-Section 1030) and "Open Space" (OS).

b) Amending Schedule C-Section 454 to By-law 151-88, removing the subject lands from the Schedule.

CARRIED

F 2. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated October 30, 2002, re: **SUPPLEMENTARY RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.5, C9E8.6, C9E8.7, C9E8.8, C9E8.9 and C9E9.3) (See Delegation E1 and Item N2).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD339-2002

F 3. Report from K. Ash, Manager of Development Services, and B. Smith, Supervisor, Open Space Planning, Planning, Design and Development, dated October 30, 2002, re**: PROPOSED GAS METER STATION (GAS REGULATOR FACILITY AND SIMPLE CYCLE FACILITY) – SITHE ENERGIES** (Files C7E4.17 and C6E12.2B) (See Delegation E2).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD340-2002

G. COMMITTEE OF ADJUSTMENT REPORTS

* G 1. Report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated October 17, 2002, re: **RECOMMENDATION**

REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – 8452 CHINGUACOUSY ROAD - WARD 6 (File A043/02) (OMB File V020184).

PDD344-2002

1. That the report from P. Snape, Manager of Development Services and A. Parsons, Development Planner, Planning, Design and Development, dated October 17, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **RECOMMENDATION REPORT – APPEAL OF COMMITTEE OF ADJUSTMENT DECISION – 8452 CHINGUACOUSY ROAD - WARD 6** (File A043/02) (OMB File V020184) be received; and,

2. That staff be directed to attend the November 22, 2002 Ontario Municipal Board hearing to support the Committee of Adjustment's decision to refuse the minor variance application.

CARRIED

H. POLICY PLANNING REPORTS

H 1. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated October 22, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN MILLINGTON ON BEHALF OF JOHN AND EVA KAUFMAN - 7717 CREDITVIEW ROAD – WARD 6** (File G33 LA).

PDD345-2002 That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated October 22, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – JOHN MILLINGTON ON BEHALF OF JOHN AND EVA KAUFMAN - 7717 CREDITVIEW ROAD – WARD 6** (File G33 LA) be **referred** back to the Churchville Heritage Committee.

CARRIED

H 2. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated October 22, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – EMERY HOMES – LOTS 7-19 ON REGISTERED PLAN 43M-1531 – WARD 6** (File G33 CH).

PDD346-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated October 22, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **APPLICATION FOR HERITAGE PERMIT – CHURCHVILLE HERITAGE CONSERVATION DISTRICT – EMERY HOMES – LOTS 7-19 ON REGISTERED PLAN 43M-1531 – WARD 6** (File G33 CH) be received; and,
2. Heritage permits for the construction of single detached dwellings on lots 7-19 on registered plan 43M-1531 (Streetsville Glen, Kaneff Properties) be approved, based on the Heritage Permit application submitted by Emery Homes.

CARRIED

I. BUILDING AND ZONING REPORTS- nil

J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

J 1. Report from K. Walsh, Director of Community Design, Parks Planning and Development and S. Dewdney, Manager of Open Space, Design and Construction, Planning, Design and Development, dated October 23, 2002, re: **NOISE BARRIER STANDARDS FOR RAILWAYS IN BRAMPTON** (File C1W6.6) (See Delegation E3).

DEALT WITH UNDER ITEM E2, RECOMMENDATION PDD341-2002

K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

L. BRAMPTON HERITAGE BOARD

L 1. BRAMPTON HERITAGE BOARD MINUTES - OCTOBER 22, 2002

PDD347-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF OCTOBER 22, 2002**, to the Planning, Design and Development Committee Meeting of November 4, 2002, Recommendations HB120-2002 to HB137-2002, be approved as printed and circulated.

The recommendations were approved as follows:

HB120-2002 That the agenda for the Brampton Heritage Board Meeting of October 22, 2002 be approved, as amended, to add:

G 11. Property Tax Rebate Program; and,

K 5. Request from Ms. Joyce Wright, Bovaird House and Brampton Historical Society Member, re: **PLAQUE FOR CARNEGIE LIBRARY – 55 QUEEN STREET EAST – WARD 3** (File G33).

HB121-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF SEPTEMBER 17, 2002**, to the Brampton Heritage Board Meeting of October 22, 2002, be received.

HB122-2002 That the correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, to Mr. Karl Walsh, Director of Community Design, Parks Planning and Development, Planning, Design and Development, dated October 15, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **DEMOLITION OF HERITAGE HOME AND ERECTION OF MONUMENT – FORMER ARNOTT HOME AT 7644 MISSISSAUGA ROAD** (File G33) be received; and,

That Orlando Corporation be commended for its efforts in providing recognition for the Arnott Family's history in the Brampton community; and,

That consideration be given to locating the monument as an entrance feature near the Stormwater Management Pond along Mississauga Road.

HB123-2002 That the verbal report from Mr. Michael Avis and Mr. Jim White, representatives on the Doors Open Brampton Steering Committee, to the Brampton Heritage Board Meeting of October 22, 2002, re: **DOORS OPEN BRAMPTON EVENT – SEPTEMBER 21ST AND 22ND, 2002** (File G33) be received; and,

That members of the Brampton Heritage Board Budget Sub-Committee determine the amount of financial support that should be provided to the 2003 Doors Open Brampton event to maximize the Brampton Heritage Board's participation in the 2003 event.

HB124-2002 That the **MINUTES OF THE BRAMPTON SESQUICENTENNIAL COMMITTEE EDUCATION/HISTORICAL REFERENCE WORKING GROUP MEETING OF SEPTEMBER 17, 2002**, to the Brampton Heritage Board Meeting of October 22, 2002, be received.

HB125-2002 That the correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated October 15, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **PROPOSED ALTERATIONS TO THE HERITAGE BRIDGE – CREDITVIEW ROAD** (File G33) be **referred** back to staff to provide a new proposal as the Brampton Heritage Board finds that the suggested jersey barriers are too intrusive on this bridge and could be hit, particularly if snow covered, and that a new approach design be provided.

HB126-2002 That correspondence be sent from the Brampton Heritage Board to Mr. Andrew DeGroot, Rosedale Avenue West, Brampton, accepting his offer of assistance with researching of the homes and buildings contained within the area known as the "Washington Block" for purposes of possible heritage district designation.

HB127-2002 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF OCTOBER 15, 2002**, to the Brampton Heritage Board Meeting of October 22, 2002, be received.

HB128-2002 That the correspondence to the Ontario Municipal Board from Ms. Wendy Cooke, Legislative Coordinator, Legal Services, dated September 24, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33) be received; and,

That the correspondence from Alix de la Haye, Planning Administrative Assistant, Ontario Municipal Board, dated October 10, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **ACKNOWLEDGEMENT OF RECEIPT OF CORRESPONDENCE ON PROPOSED BY-LAW TO AMEND THE BOUNDARY OF THE VILLAGE OF CHURCHVILLE HERITAGE CONSERVATION DISTRICT – WARD 6** (File G33) be received.

HB129-2002 That the correspondence from Mr. Ted Southorn, 15 Huttonville Drive, Brampton, dated September 1, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **RESIGNATION AS A MEMBER OF THE BRAMPTON HERITAGE BOARD DUE TO RELOCATION FROM THE CITY OF BRAMPTON** (File G33) be received; and,

That Mr. Ted Southorn be thanked for his contribution to the City of Brampton's heritage program during his time as a member of the Brampton Heritage Board; and,

That the City Clerk be requested to advise what options are available to the Brampton Heritage Board to fill the vacancy created by Mr. Southorn's resignation for the duration of the current term ending November 30, 2003.

HB130-2002 That the correspondence (e-mail) from Mr. Scott Page, St. Paul's United Church, dated October 1, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **DELAY IN FEDERAL HERITAGE PROGRAM FUNDING** (File G33) be received.

HB131-2002 That the correspondence from Mr. Allan Gotlieb, Chair, Ontario Heritage Foundation, dated October 7, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **INVITATION TO SUBMIT A NOMINATION UNDER THE ONTARIO HERITAGE FOUNDATION'S YOUNG HERITAGE LEADERS PROGRAM 2002** (File G33) be received.

HB132-2002 That the correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated October 17, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **MATTHEW HARRISON HOMESTEAD – 9749 THE GORE ROAD – WARD 10** (File G33) be received; and,

HB133-2002 That the correspondence from Honourable David Tsubouchi, Ontario Minister of Culture, dated September 24, 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **CITY OF BRAMPTON'S PROPOSAL TO PROVIDE TAX RELIEF FOR HERITAGE PROPERTIES** (File G33) be received.

HB134-2002 That the verbal report from attendees from the City of Brampton, to the Brampton Heritage Board Meeting of October 22, 2002, re: **ANNUAL MEETING OF THE JOINT LACACS OF PEEL HOSTED BY HERITAGE CALEDON – SEPTEMBER 27, 2002 – BELFOUNTAIN COMMUNITY HALL** (File G33) be received.

HB135-2002 That the report from Unterman McPhail Associates in association with Archaeological Services Inc., dated June 2002, to the Brampton Heritage Board Meeting of October 22, 2002, re: **CITY OF BRAMPTON CULTURAL HERITAGE POLICY REVIEW** (File G33) be received.

HB136-2002 That the following information from Community Heritage Ontario (File G33), to the Brampton Heritage Board Meeting of October 22, 2002, be received:

1. **ANNUAL REPORT FOR 2001-2002;**

2. **CALL FOR PRESENTATIONS – 9TH ANNUAL COMMUNITY HERITAGE ONTARIO PROVINCIAL CONFERENCE – "INITIATIVES FOR SUSTAINABLE CITIES AND TOWNS – MAY 23-25, 2003, SARNIA**; and,

3. Correspondence, undated, re: **AMENDMENTS TO THE ONTARIO HERITAGE ACT.**

HB137-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2002, at 7:00 p.m., or at the call of the Chair.

M. OTHER/NEW BUSINESS

M1. Video presentation, re: **PLANNING INTRODUCTORY PROCESS BY PLANNING DESIGN AND DEVELOPMENT.**

PDD348-2002 That the video presentation, re: **PLANNING INTRODUCTORY PROCESS BY PLANNING DESIGN AND DEVELOPMENT** be **deferred** to the Planning, Design and Development Committee Meeting of November 18, 2002.

CARRIED

N. REFERRED MATTERS

* **N** 1. **LIST OF REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**

PDD349-2002 That the list from the Clerk's Office, to the Planning, Design and Development Committee Meeting of November 4, re: **REFERRED REPORTS – PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**, be received.

CARRIED

N 2. **REFERRAL OF STAFF RECOMMENDATIONS #1-12 - PURSUANT TO COUNCIL RESOLUTION C358-2002 OF OCTOBER 28, 2002 – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAWS – BRAMEAST LANDOWNERS GROUP – WEST SIDE OF THE GORE ROAD, NORTH OF EBENEZER ROAD – WARD 10** (File C9E9.2, C9E8.6, C9E8.7,C9E8.8, C9E9.9 and C9E9.3) (See Delegation E3 and F2).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD339-2002

O. DEFERRED MATTERS- nil

P. CORRESPONDENCE

* P 1. Correspondence from the Society for Conservation Biology, Kingston Chapter, Queens University dated July 5, 2002, re: **PEOPLE AND THE PLANET CHANGING VALUES FOR A SUSTAINABLE FUTURE.**

PDD350-2002 That the correspondence from the Society for Conservation Biology, Kingston Chapter, Queens University dated July 5, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **PEOPLE AND THE PLANET CHANGING VALUES FOR A SUSTAINABLE FUTURE** be received.

CARRIED

* P 2. Correspondence from the Canadian Coalition for Responsible Environmental Solutions, dated October 8, 2002, re: **MADE IN CANADA APPROACH TO CLIMATE CHANGE** (File N00).

PDD351-2002 That the correspondence from the Canadian Coalition for Responsible Environmental Solutions, dated October 8, 2002, to the Planning, Design and Development Committee Meeting of November 4, 2002, re: **MADE IN CANADA APPROACH TO CLIMATE CHANGE** (File N00) be received.

CARRIED

Q. QUESTION PERIOD - nil

R. PUBLIC QUESTION PERIOD - nil

S. CLOSED SESSION - nil

T. ADJOURNMENT

PDD352-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday November 18, 2002 at 1:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 11:30 p.m., November 4, 2002.

MINUTES

Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

City of Brampton

NOVEMBER 18, 2002

Members Present: City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi - Wards 2, 6 and 10 **(Vice Chair)**
Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
Regiona Councillor R. Begley – Wards 8 and 9
City Councillor E. Moore – Ward 1
City Councillor L. Jeffrey –Ward 2
City Councillor B. Callahan – Ward 3
City Councillor A. Aujla – Ward 4
City Councillor J. Hutton – Ward 6
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10
City Councillor S. Hames – Ward 11

Members Absent: City Councillor P. Richards - Wards 8 (illness)

Staff Present:

Planning, Design and Development Department
J. Marshall, Commissioner of Planning, Design and Development
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
R. Bino, Director of Engineering and Development Services
B. Winterhalt, Associate Director of Planning, Policy and Growth Management
D. Waters, Manager of Land Use Policy
K. Ash, Manager of Development Policy
B. Steiger, Development Planner

City Manager's Office
L. V. McCool, City Manager

Business Development and Public Relations
D. Cutajar, Executive Director, Business Development and Public Relations

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
C. Connor, Corporation Counsel and Director of Real Estate Services
L. Mikulich, City Clerk
C. Urquhart, Legislative Coordinator

The meeting was called to order at 1:07 p.m., moved into Closed Session at 3:25 p.m. moved back into Open Session at 3:56 p.m. and adjourned at 4:00 p.m.

After due consideration of the matters placed before this Committee, the members

Item	Recommendation	
A.	**PDD354-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D.		**DELEGATIONS**
E 1.	**PDD355-2002**	**RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. - NORTH WEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W14.3)
E 2.	**PDD356-2002**	**RECOMMENDATION REPORT – PROPOSED REVISIONS TO PROPOSED DRAFT PLAN OF SUBDIVISION 21T-01017B AND APPLICATION TO AMEND THE ZONING BY-LAW GIAMPAOLO INVESTMENTS LIMITED – 8132 GOREWOOD DRIVE – NORTHEAST QUADRANT OF GOREWOOD DRIVE AND HIGHWAY NO. 407 – WARD 10** (File C8E1.2).
E 3.	**PDD357-2002**	**RECOMMENDATION REPORT -APPLICATION TO AMEND THE ZONING BY-LAW – CAVEZE INVESTMENTS LIMITED - 10605 COLERAINE DRIVE – EAST SIDE OF COLERAINE DRIVE - NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - WARD 10** (File C12E13.11).
E 4.	**PDD358-2002**	**SITE PLAN ACTIVITY FOR OCTOBER 2002** (File P46SI)
F 1.	**PDD359-2002**	**RECOMMENDATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN BRAMPTON** (File P03 PA).
F 2.	**PDD360-2002**	**CITY OF BRAMPTON RESPONSE — CITY OF MISSISSAUGA OFFICIAL PLAN** (File G70 M1).
F 3.	**PDD361-2002**	**PROGRESS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF).
G 1.	**PDD362-2002**	**INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – OCTOBER 1, 2002 HEARING)** (File G31AC).
H.		**BUILDING AND ZONING REPORTS**
I.		**COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS**
J.		**ENGINEERING AND DEVELOPMENT SERVICES REPORTS**

K.		**HERITAGE BOARD MINUTES**
L 1.	**PDD363-2002**	**REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD** (G10ON).
L 2.	**PDD364-2002**	**PROGRESS REPORT – THE CHILDREN'S VILLAGE PROJECT – SOUTHWEST CORNER MCLAUGHLIN ROAD AND QUEEN STREET WEST** (File G25 Var).
L 3.	**PDD364-2002**	**STAFF REPORT – PREFERRED ALTERNATIVE CONCEPT PLAN "C" – VARIETY/ERINOAK** (See Item L2).
M 1.	**PDD365-2002**	**LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE**
N 1.	**PDD366-2002**	**RESPONSE TO THE INTERIM REPORT FO THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN** (File P26)
N 2.	**PDD367-2002**	**ONTARIO PLUMBING INSPECTORS ASSOCIATION – ANNUAL MEETING AND EDUCATION SEMINAR – APPOINTMENT OF CLAUDIO SPAGNUOLO** (File P26).
N 3.	**PDD368-2002**	**PROPOSED AMENDMENT 41 TO THE OFFICIAL PLAN FOR THE REGION OF YORK – THE OAK RIDGES MORAINE CONSERVATION PLAN AMENDMENT** (File P26)
N 4.	**PDD369-2002**	**AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL** (File P26)
N 5.	**PDD370-2002**	**FRONT –END FINANCING ARRANGEMENTS FOR THE CONSTRUCTION OF SANITARY SEWER INFRASTRUCTURE – VALES EAST AND VALES NORTH- PROJECT 02-2150 – CITY OF BRAMPTON WARDS 2, 6 AND 10** (File P26)
N 6.	**PDD371-2002**	**2001 SCREENLINE/ CORDON COURT PROGRAM** (File P26)
N 7.	**PDD372-2002**	**PROPOSED TASK FORCE ON ONTARIO MUNICIPAL BOARD REFORM** (File P26).
O.		**QUESTION PERIOD**
P.		**PUBLIC QUESTION PERIOD**
Q.	**PDD373-2002** **PDD374-2002**	**CLOSED SESSION**
R.	**PDD375-2002**	**ADJOURNMENT**

City Councillor Gibson, Chair

A. APPROVAL OF AGENDA

PDD354-2002 That the Agenda for the Planning, Design and Development Committee Meeting of November 18, 2002 be approved as amended to add the following:

L3. Inter-Office Memorandum from Mr. L. McCool, dated November 18, 2002, re: **Staff Report – Preferred Alternative Concept Plan "C" – Variety/Erinoak** (See Report L2).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, E2, E4, F1, F2, M1, N1, N2, N3, N4, N5, N6, N7)

D. DELEGATIONS

E. DEVELOPMENT TEAM REPORTS

* E 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 23, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. - NORTH WEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W14.3).

PDD355-2002 1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 23, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TRUMPET VALLEY DEVELOPMENTS INC. - NORTH WEST QUADRANT OF CHINGUACOUSY ROAD AND THE FUTURE EXTENSION OF SANDALWOOD PARKWAY WEST - WARD 6** (File C3W14.3) be received; and;

2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis satisfactory to the Director of Planning and Land Development Services shall be submitted to the City in support of the latest proposed draft plan for review and approval by the City;

4. That prior to the issuance of draft plan approval the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

5. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

6. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law;

7. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following;

        (i) red-line revisions to the easterly boundary of stormwater management Block 1 to accommodate a block for future development purposes in conjunction with the abutting small land holdings to the east; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, with the following condition to be included:

        (i) For the purposes of calculating the density of any component of the applicant's overall land holdings located within the East Half of Lot 14, Concession 3, W.H.S., the applicant shall agree that conformity with the applicable density provisions in the secondary plan shall be evaluated on the basis of the ultimate density level calculated for the overall area of the applicant's land holdings.

CARRIED

* E2. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 24, 2002, re: **RECOMMENDATION REPORT – PROPOSED REVISIONS TO PROPOSED DRAFT PLAN OF SUBDIVISION 21T-01017B AND APPLICATION TO AMEND THE ZONING BY-LAW GIAMPAOLO INVESTMENTS LIMITED – 8132 GOREWOOD DRIVE – NORTHEAST QUADRANT OF GOREWOOD DRIVE AND HIGHWAY NO. 407 – WARD 10** (File C8E1.2).

PDD356-2002

1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated October 24, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **RECOMMENDATION REPORT – PROPOSED REVISIONS TO PROPOSED DRAFT PLAN OF SUBDIVISION 21T-01017B AND APPLICATION TO AMEND THE ZONING BY-LAW GIAMPAOLO INVESTMENTS LIMITED – 8132 GOREWOOD DRIVE – NORTHEAST QUADRANT OF GOREWOOD DRIVE AND HIGHWAY NO. 407 – WARD 10** (File C8E1.2) be received; and

2. That prior to the incorporation of the subject lands within Plan 21T-01017B, outstanding final comments and/or conditions of draft plan approval from relevant external circulated agencies shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the incorporation of the subject lands within Plan 21T-01017B, the conditions of development approval imposed by Council via Resolution PB242-2001, to the extent that they are deemed by the City to apply to the subject lands, shall be addressed to the satisfaction of the Director of Planning and Land Development Services;

4. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law; and,

5. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to incorporating the subject lands within Plan 21T-01017B have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; including, but not limited to, the following:

        (i) red-line revisions to create a Future Road Block where the future alignment of Intermodal Drive traverses the southeast corner of the subject lands;

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Industrial Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

E 3. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated November 6, 2002, re: **RECOMMENDATION REPORT -APPLICATION TO AMEND THE ZONING BY-LAW – CAVEZE INVESTMENTS LIMITED -10605 COLERAINE DRIVE – EAST SIDE OF COLERAINE DRIVE - NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - WARD 10** (File C12E13.11).

Discussion took place with respect to the storage of the construction material and equipment.

Direction was given

- **That the architectural design of the building proposed under the application by Caveze Investment Limited for (File C12E13.11) be of a high standard to the satisfaction of the City staff.**

A motion was introduced to approve the staff recommendations as amended to add :

"That at the site plan stage proper screening will be determined to the satisfaction of the City to shield the construction equipment from the public's view".

The following motion was considered:

PDD357-2002

1. That the report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated November 6, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **RECOMMENDATION REPORT -APPLICATION TO AMEND THE ZONING BY-LAW – CAVEZE INVESTMENTS LIMITED - 10605 COLERAINE DRIVE – EAST SIDE OF COLERAINE DRIVE - NORTH OF THE INTERSECTION OF COLERAINE DRIVE AND HIGHWAY 50 - WARD 10** (File C12E13.11) be received; and,

2. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Zoning By-law for consideration by Council before the end of the year; and,

3. That at the site plan stage, proper screening will be determined to the satisfaction of the City to shield the construction equipment from the public's view.

CARRIED

* E4. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated October 31, 2002, re: **SITE PLAN ACTIVITY FOR OCTOBER 2002** (File P46SI).

PDD358-2002 Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated October 31, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **SITE PLAN ACTIVITY FOR OCTOBER 2002** (File P46SI) be received.

CARRIED

F. POLICY PLANNING REPORTS

* F 1. Report from P. Cooper, Policy Planner, Planning Design and Development, dated November 5, 2002, re: **RECOMMENDATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN BRAMPTON** (File P03 PA).

PDD359-2002

1. Report from P. Cooper, Policy Planner, Planning Design and Development, dated November 5, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **RECOMMENDATION REPORT – EXEMPTION FROM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT IN DOWNTOWN BRAMPTON** (File P03 PA) be received; and,

2. That staff be directed to prepare the appropriate documents amending the City's by-laws as proposed herein to extend the temporary exemption from parking requirements in Downtown Brampton for a further year, and that these documents be presented for adoption at the City Council meeting of November 25, 2002; and,

3. That staff from Planning, Design and Development Department and the Works and Transportation Department (Traffic Engineering Services) be directed to report back to Planning, Design and development Committee with a status report on the results of their analysis prior to the expiry of the parking exemption by-law for the downtown area.

CARRIED

* F 2. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated November 6, 2002, re: **CITY OF BRAMPTON RESPONSE – CITY OF MISSISSAUGA OFFICIAL PLAN** (File G70 M1).

PDD360-2002

1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated November 6, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **CITY OF BRAMPTON RESPONSE — CITY OF MISSISSAUGA OFFICIAL PLAN** (File G70 M1) be received; and,

2. That the Region of Peel be requested to amend the Mississauga Official Plan by:

   (a) revising Policy 2.8.2.2 of Section 2 on page 5 to add the following sentence:

   "In providing for the network of multi-use recreational trails, the City of Mississauga shall consult with the adjacent municipalities to identify the need for inter-municipal trail connections."

   (b) revising Policy 3.14.2.2 of Section 3 on page 31 to add the following sentence:

   "Notwithstanding that Airport Road has not been designated as a Major Transit Corridor on Schedule 4 (Road and Transit Network – Long Term Concept), the City of Mississauga shall protect this roadway as a potential rapid transit corridor."

   (c) revising Policy 3.14.8.2 (a) of Section 3 on page 37 to add the following sentence:

   "As part of the subdivision approvals process, the City of Mississauga shall consult with the adjacent municipalities to identify the need for inter-municipal trail connections"; and,

3. That the City Clerk forward a copy of this staff report and Council resolution to the City of Mississauga and the Region of Peel for their consideration.

CARRIED

F 3. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 9, 2002, re: **PROGRESS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF).

Discussion took place with respect to public participation in the Official Plan review process, the technical background work being prepared in-house by staff, housing densities, population growth and the road network of the Official Plan.

Staff responded to questions and confirmed that additional public consultation will occur throughout the review and advised that the Transportation and Transit Master Plan will provide information on the road network of the Official Plan.

Direction was given

- **That starting in the year 2003 staff prepare a quarterly report to Planning, Design and Development on whether residential applications match the density targets set out by the relevant City of Brampton Secondary Plans.**

PDD361-2002

1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated October 9, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **PROGRESS REPORT – CITY OF BRAMPTON OFFICIAL PLAN REVIEW** (File P27 OF) be received; and,

2. That staff be directed to undertake the Official Plan Review in accordance with the revised work program chart attached to the staff report as Appendix A;

3. That staff be directed to regularly apprise City Council of progress of the Official Plan Review; and,

4. That the City Clerk be directed to forward a copy of this report and the approved recommendations to the Regions of Peel, York and Halton, and to the area municipalities of Mississauga, Caledon, Halton Hills, Vaughan and Toronto for their information.

CARRIED

G. COMMITTEE OF ADJUSTMENT REPORTS

G 1. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 12, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – OCTOBER 1, 2002 HEARING)** (File G31AC).

Discussion took place with respect to zoning regulations for personal service shops and staff responded to questions.

PDD362-2002 That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 12, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT ACTIVITY SUMMARY – OCTOBER 1, 2002 HEARING)** (File G31AC) be received.

CARRIED

H. BUILDING AND ZONING REPORTS - nil

I. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS - nil

J. ENGINEERING AND DEVELOPMENT SERVICES REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER / NEW BUSINESS

L 1. Report from J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services and K. Ash, Manager of Development Services, Planning, Design and Development dated November 7, 2002, re: **REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD** (G10ON).

Discussion took place with respect to the following:

- Impact of the OMB's role on the local planning process
- Elimination of the Board's involvement in the local planning process
- Use of considerable resources and legal costs involved for Board hearings
- Increase of the number of appeals forwarded to the Board
- The role of the Committee of Adjustment

Staff responded to the questions from the Committee.

Direction was given

- **That staff prepare a report with respect to the mandate of the Committee of Adjustment to be presented at the next Planning, Design and Development Committee meeting of December 16, 2002.**

A motion was introduced to approve the staff recommendations to add the following:

> "Whereas the municipal staff, Council and the public dedicate significant resources in time, legal fees and other related costs to speak on cases before the Ontario Municipal Board which create unjustifiable burden on municipal resources."

A further amendment was introduced to amend clause 2 of the recommendations:

"To remove the jurisdiction of Committee of Adjustment matters away from the OMB" to add the words "and that such matters be dealt with by Council"

The following motion was voted on:

PDD363-2002 1. That the report from J. Atwood-Petkovski, Corporation Counsel and Director of Litigation, Legal Services and K. Ash, Manager of Development Services, Planning, Design and Development dated November 7, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **REVIEW OF THE MANDATE OF THE ONTARIO MUNICIPAL BOARD** (G10ON) received; and,

2. Whereas the municipal staff, Council and the public dedicate significant resources in time, legal fees and other related costs to speak on cases before the Ontario Municipal Board which create unjustifiable burden on municipal resources;

   Be it resolved that the Province of Ontario be requested to initiate a review of the role and function of the Ontario Municipal Board with particular emphasis on the following matters:

   - To remove the jurisdiction of Committee of Adjustment matters away from the OMB and that such matters be dealt with by Council;

   - To refine the nature of other matters that can be appealed to the OMB (i.e. items of significant Provincial interest);

- That clear parameters be set on the type and quality of evidence the Board will allow; and,

- That legislation be amended to provide 180 day appeals rather that 90 day appeals under Section 17(40), Section 34(11) and section 51(34) of the Planning Act to allow the City a sufficient opportunity to process applications.

3. That the City Clerk be directed to forward a copy of this report and approved recommendations to the Premier of Ontario, The Attorney General's Office, the Region of Peel, the City of Mississauga and the Town of Caledon and the Association of Municipalities of Ontario.

CARRIED

L 2. Report from D. Cutajar, Executive Director of Business Development and Public Relations, Economic Development and K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development dated November 18, 2002, re: **PROGRESS REPORT – THE CHILDREN'S VILLAGE PROJECT – SOUTHWEST CORNER MCLAUGHLIN ROAD AND QUEEN STREET WEST** (File G25 Var) (See Item L3)

D. Cutajar, Executive Director of Business Development and Public Relations, Economic Development and K. Walsh, Director of Community Design, Park Planning and Development, presented the Variety Village Project which is to be located on the southwest corner of McLaughlin Road and Queen Street West and highlighted the following:

- Overview of the project which includes Variety, The Children's Charity and Erinoak and a new partnership called "The Children's Village"
- Update on the progress achieved between Erinoak, Variety and the City
- Staff recommendations for preferred locations – Alternate Sites A, B or C
- Negotiations of terms and conditions with Erinoak and Variety
- Preparation of a master plan and business plan for the project
- Impact on sports fields and other open spaces within the vicinity
- Provision of transit services, pedestrian links, road network
- Preservation of existing buildings and open spaces on the site
- Provision of stormwater management and sanitary sewer services
- Projected costs and timelines
- Sources of funding from the Province and fund raising activities
- Delivery of recreational and clinical programs
- Location of billboards
- Intent to lease agreement
- Future development opportunities

L. McCool, City Manager, provided an overview of the inter-office memorandum (Item L3) which included concerns expressed by B. Cranch, Commissioner of Community Services, and highlighted the following:

- Request from the Commissioner of Community Services, B. Cranch for further consideration for Site "B"
- Potential impact of all alternative sites on sports fields an open spaces
- Costs related to provision of transit and piped services
- Preservation of viable existing buildings

Committee discussion took place with respect to the three sites selected for Variety Village, Alternative Sites "A," "B" and "C" and the suitability of each site. Staff advised that after a review of the sites, Alternative Site "C" was identified as the location that offered the most benefits to all concerned with respect to costs, access, proximity to the sports fields, preservation of the existing buildings and open space and for efficient servicing needs.

Staff responded to questions on the following:

- The impact of the project on the existing sports fields
- Access and transit services to the site
- Servicing costs and cost sharing
- Terms and conditions of the lease agreement
- City's responsibility with respect to costs and fundraising issues
- Location and size of billboard signs

Item L3 was brought forward and dealt with at this time

The following motion was considered:

Amendments to the staff recommendations were discussed to provide that staff be authorized to submit all development plans and related agreements to Planning, Design and Development Committee and City Council, and to provide that, should insurmountable problems arise with Site C, staff be instructed to submit all development plans and related agreements and recommendations for alternative locations on the site (i.e. Alternative A or B) to Planning, Development and Design Committee and City Council for final approval.

PDD364-2002

1. That the report from D. Cutajar, Executive Director of Business Development and Public Relations, Economic Development and K. Walsh, Director of Community Design, Park Planning and Development, Planning, Design and Development dated November 18, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **PROGRESS REPORT – THE CHILDREN'S VILLAGE PROJECT – SOUTHWEST CORNER MCLAUGHLIN ROAD AND QUEEN STREET WEST** (File G25 Var) be received; and,

2. That the inter-office memorandum from Mr. L. McCool, dated November 18, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **STAFF REPORT – PREFERRED ALTERNATIVE CONCEPT PLAN "C" – VARIETY/ERINOAK** be received; and,

3. That staff proceed with Erinoak-Variety to technical site planning on Alternative Site 'C' (as generally defined in the report) located within the municipally owned property at McLaughlin Road and Queen Street West (southwest), for the development of the Children's Village, taking into consideration the criteria outlined in the report.

4. That staff be authorized to negotiate all terms and conditions with Erinoak/Variety regarding the development of "The Children's Village" on the southwest corner of McLaughlin Road and Queen Street West and submit all development plans and related agreements to Planning, Design and Development Committee and City Council for approval; and

5. That should insurmountable problems arise with Site "C", staff be instructed to submit all development plans and related agreements/and recommendations for alternative locations on the site (i.e., Alternative A or B) to Planning, Development and Design Committee and City Council for final approval; and,

6. That staff be authorized to negotiate an Intent to Lease agreement on the preferred Site C with Erinoak/Variety (based on the principles contained in this report) and prior to any lease agreements being signed, subject to approval by Council.

A recorded vote was requested and voted on as follows:

YEA	NAY	ABSENT
Callahan		Richards
DiMarco		
Aujla		
Sprovieri		
Hutton		
Jeffrey		
Palleschi		
Metzak		
Gibson		
Begley		
Fennell		
Moore		
Bissell		
Hames		
Miles		
Cowie		

CARRIED
16 YEAS
0 NAYS
1 ABSENT

L3. Inter-Office Memorandum from Mr. L. McCool, dated November 18, 2002, re: **STAFF REPORT – PREFERRED ALTERNATIVE CONCEPT PLAN "C" – VARIETY/ERINOAK** (See Item L2).

DEALT WITH UNDER ITEM L2 RECOMMENDATION PDD364-2002

M. REFERRED MATTERS

* M 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD365-2002 That the List of Referred Reports of the Planning, Design and Development Committee to the Planning, Design and Development Committee Meeting of November 18, 2002 be received.

CARRIED

N. CORRESPONDENCE

* N 1. Correspondence from the Region of Peel, dated August 14, 2002, re: **RESPONSE TO THE INTERIM REPORT FO THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN** (File P26).

PDD366-2002 That the correspondence from the Region of Peel, dated August 14, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **RESPONSE TO THE INTERIM REPORT FOR THE PRIME MINISTER'S CAUCUS TASK FORCE ON FUTURE OPPORTUNITIES IN** (File P26) be received.

CARRIED

* N 2. Correspondence from Ontario Plumbing Inspectors Association Inc. dated October 6, 2002, re: **ONTARIO PLUMBING INSPECTORS ASSOCIATION – ANNUAL MEETING AND EDUCATION SEMINAR – APPOINTMENT OF CLAUDIO SPAGNUOLO** (File P26)

PDD367-2002 That the correspondence from Ontario Plumbing Inspectors Association Inc. dated October 6, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **ONTARIO PLUMBING INSPECTORS ASSOCIATION – ANNUAL MEETING AND EDUCATION SEMINAR – APPOINTMENT OF CLAUDIO SPAGNUOLO** (File P26) be received.

CARRIED

* N 3. Correspondence from York Region dated October 11, 2002, re: **PROPOSED AMENDMENT 41 TO THE OFFICIAL PLAN FOR THE REGION OF YORK – THE OAK RIDGES MORAINE CONSERVATION PLAN AMENDMENT** (File P26).

PDD368-2002 That the correspondence from York Region dated October 11, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **PROPOSED AMENDMENT 41 TO THE OFFICIAL PLAN FOR THE REGION OF YORK – THE OAK RIDGES MORAINE CONSERVATION PLAN AMENDMENT** (File P26) be received.

CARRIED

* N 4. Correspondence from the Regional Municipality of Halton, dated July 10, 2002, re: **AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL** (File P26).

PDD369-2002 Correspondence from the Regional Municipality of Halton, dated July 10, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **AGRICULTURAL REPRESENTATION ON THE CENTRAL ZONE SMART GROWTH PANEL** (File P26) be received.

CARRIED

* N 5. Correspondence from the Region of Peel dated October 17, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **FRONT –END FINANCING ARRANGEMENTS FOR THE CONSTRUCTION OF SANITARY SEWER INFRASTRUCTURE – VALES EAST AND VALES NORTH- PROJECT 02-2150 – CITY OF BRAMPTON WARDS 2, 6 AND 10** (File P26).

PDD370-2002 That the correspondence from the Region of Peel dated October 17, 2002, re: **FRONT –END FINANCING ARRANGEMENTS FOR THE CONSTRUCTION OF SANITARY SEWER INFRASTRUCTURE – VALES EAST AND VALES NORTH- PROJECT 02-2150 – CITY OF BRAMPTON WARDS 2, 6 AND 10** (File P26) be received.

CARRIED

* N 6. Correspondence from the Region of Peel dated August 14, 2002, re: **2001 SCREENLINE/ CORDON COURT PROGRAM** (File P26).

PDD371-2002 That the correspondence from the Region of Peel dated August 14, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **2001 SCREENLINE/ CORDON COURT PROGRAM** (File P26) be received.

CARRIED

* N 7. Correspondence from the Region of Peel dated August 14, 2002, re: **PROPOSED TASK FORCE ON ONTARIO MUNICIPAL BOARD REFORM** (File P26).

PDD372-2002 That the correspondence from the Region of Peel dated August 14, 2002, to the Planning, Design and Development Committee Meeting of November 18, 2002, re: **PROPOSED TASK FORCE ON ONTARIO MUNICIPAL BOARD REFORM** (File P26) be received.

CARRIED

O. QUESTION PERIOD

O 1. In response to a question raised by City Councillor Sprovieri in reference to new subdivisions where ponds are formed during construction and water is left stagnant resulting in a breeding ground for mosquitoes, the following direction was given:

- That staff of the Planning, Design and Development Department refer the concerns of Councillor Sprovieri with respect to eliminating the mosquito population from new subdivisions to the appropriate environmental authority.

P. PUBLIC QUESTION PERIOD – nil

Q. CLOSED SESSION

Q 1. The receiving of advice that is subject to solicitor/client privilege, including Communication necessary for that purpose.

At 3:25 p.m. the following recommendation was passed.

PDD373-2002 That Committee move into Closed Session in order to consider a matter pertaining to the receiving of advice that is subject to solicitor/client privilege, including Communication necessary for that purpose

CARRIED

The following recommendation was passed pursuant to Closed Session discussions:

PDD374-2002 1. That staff be directed to appeal the Court Decision, re: Peel Children's Aid Society vs. City of Brampton - Group Homes; and,

2. That staff be authorized to retain outside legal counsel at an estimated cost of $40,000.

CARRIED

Committee moved back into Open Session at 3:56 p.m.

R. ADJOURNMENT

PDD375-2002 That this Planning, Design and Development Committee do now adjourn to meet again on Monday, December 16, 2002 at 7:00 p.m.

CARRIED

MINUTES

Planning, Design and Development Committee

Committee of the Council of the Corporation of the City of Brampton

City of Brampton

DECEMBER 16, 2002

4 pm session

Members Present: City Councillor G. Gibson – Ward 5 **(Chair)**
Regional Councillor P. Palleschi **-** Wards 2, 6 and 10 **(Vice Chair)**

Regional Councillor L. Bissell – Wards 1 and 5
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 11
City Councillor E. Moore – Ward 1
City Councillor B. Callahan – Ward 3
(present for evening session only, left at 9:45 pm)
City Councillor A. Aujla – Ward 4 (arrived at 4:20 pm)
City Councillor J. Hutton – Ward 6 (left at 9:45 pm)
City Councillor B. Cowie – Ward 7
City Councillor P. Richards - Wards 8 (left at 9:15 pm)
City Councillor D. Metzak – Ward 9
City Councillor J. Sprovieri – Ward 10 (arrived at 4:20 pm)
City Councillor S. Hames – Ward 11

Members Absent: Regional Councillor R. Begley – Wards 8 and 9 (illness)
City Councillor L. Jeffrey – Ward 2 (vacation)

Staff Present: **Planning, Design and Development Department**
J. A. Marshall, Commissioner of Planning, Design & Development
J. Corbett, Director of Planning and Land Development Services
K. Walsh, Director of Community Design, Park Planning and Development
B. Winterhalt, Associate Director of Planning Policy and Growth Management
B. Campbell, Director of Building and Chief Building Official
D. Kraszewski, Manager of Development Services
A. Smith, Manager of Growth Management and Special Policy
P. Snape, Manager of Development Services
K. Ash, Manager of Development Services
T. Goodeve, Development Planner
D. Herron, Development Planner
N. Grady, Development Planner
S. Todd, Development Planner

Legal Services
J. Atwood-Petkovski, Corporation Counsel and Director of Litigation
(evening session)
K. Zammit, Director of Administration and Acting City Clerk, Legal Services
C. Urquhart, Legislative Coordinator (evening session)

The meeting was called to order at 4:10 p.m., recessed at 4:11 p.m., reconvened at 4:15 p.m., recessed at 6:05 p.m. and adjourned at 10:00 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	**PDD376-2002**	**APPROVAL OF AGENDA**
B.		**CONFLICTS OF INTEREST**
C.		**CONSENT**
D1.	**PDD377-2002**	**INFORMATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES** (FileG70 MU)
D2.	**PDD378- 2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KORSIAK AND COMPANY – SOUTH OF WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD NORTH OF THE CANADIAN NATIONAL RAILWAY - WARD 6** (File C2W8.8)
D3.	**PDD379- 2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – WANLESS LANDS INC. –NORTH WEST CORNER OF WANLESS DRIVE AND HURONTARIO STREET - WARD 2** (File C1W16.17)
D4.	**PDD380-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NGC INVESTMENTS INC. – 1 MELANIE DRIVE – WARD 9** (File T5E15.20)
D5.	**PDD381- 2002**	**INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENT INC.) – WEST SIDE OF THE GORE ROAD, WITHIN AND SOUTH OF THE ALIGNMENT OF THE PROPOSED BRAM EAST CORRIDOR - WARD 10** (File C9E7.7)
D6.	**PDD382-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6** (File T4W15.9)
D7.	**PDD383-2002**	**INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – 871878 ONTARIO LIMITED (KANEFF PROPERTIES LIMITED) – FINANCIAL DRIVE AND THE LEVI CREEK VALLEY – NORTH AND SOUTH OF HALLSTONE ROAD - WARD 6** (File T4W15.8)
E1.	**PDD384-2002**	**DELEGATION - STATUS REPORT - CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP3-197) (P26S 45) (See Item H 4)
E2.	**PDD385-2002**	**DELEGATION - PROPOSED NEW SIGN BY-LAW – INFLATABLE SIGNS** (File G02) (See Item I 9)

E3. **PDD386-2002** **DELEGATION - APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) (See Item G3)

E4. ***PDD387-2002*** **DELEGATION - APPEAL OF THE COMMITTEE OF ADJUSTMENT'S**
PDD388-2002 **APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) (See Item G4

F1. **PDD389-2002** **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2)

F2. **PDD390-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (ANGREZ SINGH AND RAJINDER KALSI) – 10134 HURONTARIO STREET- WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27)

F3. **PDD391-2002** **RECOMMENDATION REPORT – A PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED - SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8)

F4. **PDD392-2002** **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (A. SACCOCCIA) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10** (File C7E11.6)

F5. **PDD393-2002** **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LIMITED) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD - WARD 6** (File C2W14.5)

F6. **PDD394-2002** **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE – WARD 9** (File T5E15.22).

F7. **PDD395-2002** **RECOMMENDATION REPORT – INTERIM UPSCALE EXECUTIVE HOUSING STANDARDS** (File PO3 EX)

G1. **PDD396-2002** **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT MANDATE** (File G31AC)

G2. **PDD397-2002** **RECOMMENDATION REPORT –APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A258/02 – JASWINDER SINGH AND HARKIT KHUNGURA – 9416 HIGHWAY #50 – WARD 10** (File A258/02)

G3. **PDD386-2002** **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) (See Delegation E3).

G4. ***PDD387-2002*** **PDD388-2002** **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) (See Delegation E4)

H1. **PDD398 –2002** **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR)

H2. **PDD399 –2002** **PRESENTATION OF THE RESULTS OF THE REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33 LA)

H3. **PDD400 –2002** **OFFICIAL PLAN & ZONING BY-LAW AMENDMENT – AIRPORT OPERATING AREA POLICIES** (File P40 LE)

H4. **PDD384-2002** **STATUS REPORT - CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP3-197) (P26S 45) (See Delegation E1)

H5. **PDD401-2002** **STATUS REPORT: SPRINGDALE CAP/HIGHWAY 410 EXTENSION** (File P26S-28)

H6. **PDD402-2002** **INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD AND PROPOSED CHANGES TO THE BOUNDARY OF THE CHURCHVILLE HERITAGE CONSERVATION DISTRICT (CHURCHVILLE) WARD 6** (File G33 CH)

H7. **PDD403-2002** **STATUS REPORT – NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25 RE)

I1. **PDD404-2002** **BUILDING ACTIVITY FOR THE MONTH OF OCTOBER 2002** (File B11)

I2. **PDD405-2002** **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7800 MAVIS ROAD – WARD 6** (File G33-LA)

I3. **PDD406-2002** **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7846 MAVIS ROAD – WARD 6** (File G33-LA)

I4. **PDD407-2002** **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA)

I 5. **PDD408-2002** **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA.

I6. **PDD409-2002** **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 9840 MC VEAN DRIVE – WARD 10** (File G33-LA)

I7. **PDD410-2002** **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO)

I8. **PDD411-2002** **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR ALL ZONES - HOME OCCUPATION USES** (File P42CO and G02BR)

I9. **PDD-385-2002** **PROPOSED NEW SIGN BY-LAW** (File G02) (See Delegation E2)

J1. **PDD412-2002** **STATUS REPORT – CONCEPT MASTER PLAN – DONALD M. GORDON CHINGUACOUSY PARK** (File R17.CH

K1. **PDD413-2002** **SUBDIVISION ASSUMPTION – STOSH HOMES SUBDIVISION - REGISTERED PLAN 43M-1340 – WARD 10** (File C4E12.5)

- **WILLOW PARK DRIVE**
- **NEEDLEWOOD LANE**
- **WINTERBERRY GATE**

L1. **PDD414-2002** **BRAMPTON HERITAGE BOARD MINUTES - NOVEMBER 19, 2002**

L2. **PDD415-2002** **FLOWER CITY STRATEGY COMMITTEE - NOVEMBER 15, 2002**

M1. **PDD416- 2002** **LOBLAWS/LONGOS ONTARIO MUNICIPAL BOARD DECISION** (File P1534.1)

M2. **PDD417- 2002** **REVIEW OF TARIFF OF FEES UNDER THE PLANNING ACT** (File F15AP)

M3. **PDD418-2002** **SITE PLAN ACTIVITY FOR NOVEMBER 2002** (File P46SI

M4. **PDD419-2002** **STATUS REPORT – ONTARIO COURT OF JUSTICE - PROVINCIAL OFFENCES COURT – HURONTARIO STREET AND RAY LAWSON BOULEVARD**

M5. **PDD420-2002** **AMALGAMATION OF COMMITTEE FOR ART IN PUBLIC PLACES WITH THE FLOWER CITY STRATEGY COMMITTEE MANDATE AND DISSOLUTION OF THE COMMITTEE FOR ART IN PUBLIC PLACES** (File G26)

M6. **PDD421-2002** **PLANNING THE FLOWER CITY (AN OVERVIEW TO THE PLANNING PROCESS)**

N1. **PDD422-2002** **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

P1. PDD382-2002 CORRESPONDENCE-INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6 (File T3W15.9) (See Item D6)

Q. QUESTION PERIOD

R. PUBLIC QUESTION PERIOD

S. PDD423-2002 ADJOURNMENT

_____
City Councillor Gibson, Chair

A. APPROVAL OF THE AGENDA

PDD376-2002 That the agenda for the Planning, Design and Development Committee Meeting dated December 16, 2002, be amended to add:

P1. Correspondence from Mr. Robert J. Crouch dated December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6** (File T4W15.9) (See Items D6 and D7)

E3. Delegation, re: **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) (See Item G3)

3. Ms. Margaret McLuckie, 18 Clarence Street, Brampton

CARRIED

B. CONFLICTS OF INTEREST

Regional Councillor Lorna Bissell declared a conflict of interest with respect to Item I8 - Recommendation Report - City Initiated Zoning By-law Amendments – General Provisions For All Zones - Home Occupation Uses, as she and her husband operate a business from their home.

City Councillor John Hutton declared a conflict of interest with respect to Item I8 - Recommendation Report - City Initiated Zoning By-law Amendments – General Provisions For All Zones - Home Occupation Uses, as his spouse operates a business from their home.

C. CONSENT

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F3, F4, F5, F6, H2, H3, H5, H6, H7, I1, I2, I3, I4, I5, I6, I7, I8, J1, K1, L1, L2, M1, M2, M3, M5, N1)

Note: Later in the meeting, on a 2/3 majority vote of the members present, Items F4 and H5 were reopened and the matters discussed.

Note: Later in the meeting, on a 2/3 majority vote of the members present, Item J1 was reopened and the matter discussed.

D. PUBLIC MEETING REPORTS

D 1. Report from B. Winterhalt, Associate Director of Planning and Growth Management and O. Izirein, Policy Planner, Planning, Design and Development, dated December 2, 2002, re: **INFORMATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES** (FileG70 MU).

No members of the public addressed Committee regarding this item.

PDD377-2002

1. That the report from B. Winterhalt, Associate Director of Planning and Growth Management and O. Izirein, Policy Planner, Planning, Design and Development, dated December 2, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – AMENDMENTS TO OFFICIAL PLAN POLICIES RELATED TO MULTI-USE FACILITIES** (FileG70 MU) be received; and,

2. That the draft Official Plan Amendment, attached to the staff report as Appendix A, prepared on the basis of the Multi-use Task Force Recommendation Report dated October 7, 2002 be considered at the Public Meeting on December 16, 2002; and,

3. That staff report back on the result of the Public Meeting to the Planning Design and Development Committee of January 6, 2003.

CARRIED

D 2. Report from D. Kraszewski, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated November 18, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KORSIAK AND COMPANY – SOUTH OF WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD NORTH OF THE CANADIAN NATIONAL RAILWAY - WARD 6** (File C2W8.8).

One member of the public present requested a presentation of the proposal but did not address Committee.

Mr. S. Todd, Development Planner gave a presentation and outlined details of the proposal.

PDD378-2002

1. That the report from D. Kraszewski, Manager of Development Services and S. Todd, Development Planner, Planning, Design and Development, dated November 18, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KORSIAK AND COMPANY – SOUTH OF WILLIAMS PARKWAY BETWEEN CHINGUACOUSY ROAD AND MCLAUGHLIN ROAD NORTH OF THE CANADIAN NATIONAL RAILWAY - WARD 6** (File C2W8.8) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 3. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated November 18, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – WANLESS LANDS INC. –NORTH WEST CORNER OF WANLESS DRIVE AND HURONTARIO STREET - WARD 2** (File C1W16.17).

No members of the public addressed Committee regarding this item.

PDD379-2002

1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated November 18, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – WANLESS LANDS INC. –NORTH WEST CORNER OF WANLESS DRIVE AND HURONTARIO STREET - WARD 2** (File C1W16.17) be received; and,

2. That, subject to the results of the circulation for comments, the subject application be approved and staff be directed to prepare the appropriate amendment to the Official Plan;

3. That no further public meeting beyond the December 16, 2002 public meeting be convened regarding the subject application;

4. That the subdivision agreement for plan of subdivision 21T-01008B be amended to reflect the following conditions of approval for Block 339:

   (a) Prior to the issuance of a building permit, a site development plan, elevation and cross-section drawings, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
   (b) The owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
   (c) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
   (d) The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
   (e) The owner shall agree that all restaurant refuse storage shall be enclosed in a climate controlled area within a building;
   (f) The Owner shall agree that all garbage and refuse storage, other than restaurant refuse storage, but including any containers for the storage of recyclable materials, shall be enclosed within a building;
   (g) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;
   (h) The owner shall agree to provide an on-site litter pick up service which shall clear litter from the site at least twice a week;
   (i) The owner shall agree to install a wrought iron fence around the existing cemetery (Old Zion Cemetery) located at the north-west corner of Hurontario Street and Wanless Drive; and,
   (j) The owner shall pay cash-in-lieu of parkland in accordance with the *Planning Act* and City policy;

5. That the site specific zoning by-law shall contain the following:

   a) The subject property shall be zoned with a site specific "Service Commercial (SC)" zone category and shall permit the following uses:

      1. a retail establishment having no outside storage;
      2. a bank, trust company, finance company;
      3. an office;
      4. a personal service shop;
      5. a service shop;

6. a dry cleaning and laundry distribution station;
7. a laundromat;
8. a dining room restaurant, a convenience restaurant, and a take-out restaurant;
9. a printing or copy establishment;
10. a garden centre sales establishment;
11. a community club;
12. a health centre;
13. a custom workshop; and,
14. an animal hospital.

Non-Commercial:

1. a day nursery;
2. crisis care facilities subject to requirements and restrictions of section 30.6 of the by-law;
3. a religious institution including an associated place of public assembly; and,
4. purposes accessory to the other permitted uses.

b) Shall be subject to the following requirements and restrictions:

1. the following purposes shall not be permitted:

   (i) an adult entertainment parlour;
   (ii) an adult video store;
   (iii) a pool hall;
   (iv) an amusement arcade;
   (v) a temporary open air market;
   (vi) a motor vehicle repair shop;
   (vii) a motor vehicle body shop; and,
   (viii) no storage of goods and materials outside a building.

2. the free-standing restaurant building with a drive through facility shall be restricted to a maximum building size of 165 m2 and shall maintain a minimum setback of 35.0 metres from the northern property boundary and a minimum setback of 70.0 metres from the western property boundary;
3. shall have a minimum front yard depth of 23.0 metres;
4. shall have a minimum interior side yard setback of 9.0 metres;
5. shall have a minimum exterior side yard setback of 9.0 metres;
6. shall provide a minimum 6.0 metre wide landscaped open space strip along the Hurontario Street frontage and 3.0 metres around the remaining perimeter of the property, except at approved access locations;
7. that waste and recycling facilities shall be entirely enclosed within the building;
8. that restaurant refuse storage shall be enclosed in a climate controlled area within the building;
9. that all garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed within a building; and,

10. shall also be subject to the requirements and restrictions relating to the Service Commercial zone (SC) and all of the general provisions of the by-law which are not in conflict with the ones set out above.

CARRIED

D 4. Report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated November 15, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NGC INVESTMENTS INC. – 1 MELANIE DRIVE – WARD 9** (File T5E15.20).

No members of the public addressed Committee regarding this item.

PDD380-2002

1. That the report from K. Ash, Manager of Development Services and D. Babulal, Development Planner, Planning, Design and Development, dated November 15, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – NGC INVESTMENTS INC. – 1 MELANIE DRIVE – WARD 9** (File T5E15.20) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 19, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENT INC.) – WEST SIDE OF THE GORE ROAD, WITHIN AND SOUTH OF THE ALIGNMENT OF THE PROPOSED BRAM EAST CORRIDOR - WARD 10** (File C9E7.7).

No members of the public addressed Committee regarding this item.

PDD381- 2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 19, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED (OAK VALLEY DEVELOPMENT INC.) – WEST SIDE OF THE GORE ROAD, WITHIN AND SOUTH OF THE ALIGNMENT OF THE PROPOSED BRAM EAST CORRIDOR - WARD 10** (File C9E7.7) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6** (File T4W15.9).

Members of the public present requested a presentation of the proposal.

The Chair acknowledged a letter dated December 16,2002, from Robert Crouch of RR 10, Brampton, advising that he could not be present for the public meeting, and indicates that he has spoken with neighbours and all have agreed that the prestigious industrial designation for the property in the Bram West Plan, together with a small office node commercial development at Hallstone Road, is appropriate for the subject lands.

Mr. P. Snape, Manager of Development Services gave a presentation and outlined details of the proposal.

Ms. Nina Riar advised that her father and his partner own the property to the north of the proposed development and questioned the impact on their property.

Staff responded that there will be an open house session at a future date and the public will be invited to provide input and express their concerns with respect to the proposal.

PDD382-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6** (File T4W15.9) be received; and,

2. That the correspondence from Mr. Robert J. Crouch dated December 16, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6,** be received; and,

3. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – 871878 ONTARIO LIMITED (KANEFF PROPERTIES LIMITED) – FINANCIAL DRIVE AND THE LEVI CREEK VALLEY – NORTH AND SOUTH OF HALLSTONE ROAD - WARD 6** (File T4W15.8).

The Chair acknowledged a letter dated December 16,2002, from Robert Crouch of RR 10, Brampton, advising that he could not be present for the public meeting, and indicates that he has spoken with neighbours and all have agreed that the prestigious industrial designation for the property in the Bram West Plan, together with a small office node commercial development at Hallstone Road, is appropriate for the subject lands.

No members of the public addressed Committee regarding this item.

PDD383-2002

1. That the report from P. Snape, Manager of Development Services, Planning, Design and Development, dated November 25, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – 871878 ONTARIO LIMITED (KANEFF PROPERTIES LIMITED) – FINANCIAL DRIVE AND THE LEVI CREEK VALLEY – NORTH AND SOUTH OF HALLSTONE ROAD - WARD 6** (File T4W15.8) be received; and,

2. That staff be directed to report back to a subsequent Planning, Design and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Delegation request from GLB Urban Planners, dated November 14, 2002, re: **CREDIT VALLEY SECONDARY PLAN** (See Item H4).

1. Mr. Jeff Davies, Davies Howe Partners
2. Mr. Michael Gagnon, GLB Urban Planners

Mr. Jeff Davies, Davies Howe Partners, on behalf of the landowners group within the Credit Valley Secondary Plan advised that he supports the staff recommendations and indicated that he will continue to work with staff to resolve any outstanding issues including the appeals that were filed to the Ontario Municipal Board with respect to the Credit Valley Secondary Plan.

Mr. Michael Gagnon advised that he did not wish to speak as he concurred with the comments made by Mr. Davies.

Item H4 was brought forward and dealt with at this time.

PDD384-2002

1. That the delegation to the Planning, Design and Development Committee of December 16, 2002, re: **STATUS REPORT - CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP3-197) (P26S 45) be received;

    1. Mr. Jeff Davies, Davies Howe Partners
    2. Mr. Michael Gagnon, GLB Urban Planners, and,

2. That the report from D. Waters, Manager of Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated December 11, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **STATUS REPORT – CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP3-197) (P26S 45) be received; and,

3. THAT staff be directed to meet with the appellants, in order to resolve the appeals of OP93-197, wherever possible, and report back to Planning, Design and Development Committee, prior to the initial Ontario Municipal Board pre-hearing conference on this matter;

4. THAT staff be directed to commence the block planning process, in anticipation of the approval of the secondary plan, and report back with a refined block planning process to facilitate the development approval process in the context of the Growth Management Program as may be implemented by City Council; and,

5. THAT the City Clerk be directed to forward a copy of this staff report and approved recommendation in this matter to the Region of Peel, Credit Valley Conservation, the Dufferin-Peel Catholic District School Board and the Peel District School Board for their information.

CARRIED

E 2. Mr. John Field, Soft Signs Inflatable Advertising Inc., Mississauga, re: **PROPOSED NEW SIGN BY-LAW** (File G02) (See Item I9).

Mr. John Field, Soft Signs Inflatable Advertising Inc., advised that he does not support the requirements for inflatable signs proposed in the new sign by-law as it would negatively impact his business. He informed Committee that he has worked in the industry for the past twelve years and has always complied with the City's requirements with respect to permit applications. He was of the opinion that the proposed new sign by-law will not effectively reduce the number of requests for sign variance applications as intended by staff. He requested that the proposed new sign by-law not be approved.

Discussion took place and staff outlined the requirements that are proposed for inflatable signs in the new sign by-law.

Item I9 was brought forward and dealt with at this time.

PDD385-2002

1. That the delegation of Mr. John Field, Soft Signs Inflatable Advertising Inc., Mississauga, to the Planning, Design and Development Committee of December 16, 2002, re: **PROPOSED NEW SIGN BY-LAW** (File G02) be received; and,

2. That the report from L. McGinn, Manager of Plans and Permits, Planning, Design and Development, dated November 28, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **PROPOSED NEW SIGN BY-LAW** (File G02) be received; and,

3. That staff be directed to submit a by-law to Council for enactment.

CARRIED

E 3. Delegation request from Juergen Partridge Limited, dated December 9, 2002, re: **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) (See Item G3).

1. Mr. David Loat, 96 Main Street South
2. Ms. Leslie Williams
3. Ms. Margaret McLuckie, 18 Clarence Street, Brampton

Mr. David Loat, 96 Main Street South, requested that approval not be given to support the appeal to the Ontario Municipal Board of the Committee of Adjustment decision with respect to his

minor variance application. He advised that the proposed structure will not be used as a living space and indicated that he does not agree with staff's definition as to what constitutes "habitable space".

Ms. Leslie Williams was not present at the meeting.

Ms. Margaret McLuckie, 18 Clarence Street, advised that she does not support the Committee of Adjustment's approval of Mr. Loat's application to construct an oversized accessory structure in the rear yard of his property as it would negatively impact her property. She indicated that she has no objection to Mr. Loat replacing the present building with one of a similar size. She was of the opinion that if the proposed construction were to take place it would set a precedent for other property owners in the vicinity and requested that Committee support the appeal of the Committee of Adjustment approval.

Discussion took place with respect to the zoning regulations for accessory structures and the impact of the Committee of Adjustment approval of Mr. Loat's application on the residents within the vicinity.

Item G3 was brought forward and dealt with at this time.

PDD386-2002

1. That the delegation to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) be received;

    1. Mr. David Loat, 96 Main Street South
    2. Ms. Margaret McLuckie, 18 Clarence Street, Brampton, and,

2. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) be received; and,

3. That the appeal of the Committee of Adjustment decision to approve application A246/02 be supported and that staff be directed to make appropriate representation at the Ontario Municipal Board.

CARRIED

E 4. Mr. Ron Webb, Davis Webb Schulze and Moon, letter dated December 10, 2002, re: **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) (See Item G4).

Mr. Ron Webb, Davis Webb Schulze and Moon, on behalf of the applicants requested that the appeal filed by staff to the Ontario Municipal Board of the Committee of Adjustment decision for approval to permit outdoor storage of recycled materials at a height in access of what the zoning by-law permits be withdrawn. He advised that the applicant will comply with the decision of the Committee of Adjustment and the Toronto Conservation Authority to address their concerns.

Discussion took place with respect to the height restrictions and the type of screening that the applicant is proposing for the recycling plant. Staff responded to questions from Committee.

There was reference to the fact that an appeal to the subject decision has also been filed by Metrus Developments; however, it was indicated that the applicant's representatives have addressed that matter with the appellant and the appeal is to be withdrawn.

Mr. Robert Lackey, consultant on behalf of the applicant, responded to questions.

Item G4 was brought forward and dealt with at this time.

The following motion was introduced:

1. That the delegations of Mr. Ron Webb, Davis Webb Schulze and Moon, and Mr. Robert Lackey, to the Planning, Design and Development Committee of December 16, 2002, re: **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) be received; and,

2. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) be received; and,

3. That the appeal filed staff to the Committee of Adjustment decision to approve application A246/02 be withdrawn.

There was discussion regarding an amendment to that motion to provide that the withdrawal of the appeal be subject to certain conditions.

A motion was introduced to refer the motion to Council to permit discussions regarding conditions on the withdrawal of the appeal. A recorded vote was requested on this motion of referral and the vote taken as follows:

PDD387-2002 *That the following motion be referred to the Council Meeting scheduled to be held December 18, 2002:*

"1. That the delegations of Mr. Ron Webb, Davis Webb Schulze and Moon and Mr. Robert Lackey to the Planning, Design and Development Committee of December 16, 2002, re: ***APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10*** *(File A308/02) be received; and,*

"2. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, to the Planning, Design and Development

Committee of December 16, 2002, re: ***RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3*** *(File A246/02) be received; and,*

"3. That the appeal filed staff to the Committee of Adjustment decision to approve application A246/02 be withdrawn."

YEA	*NAY*	*ABSENT*
Sprovieri	*Callahan*	*Begley*
	DiMarco	*Jeffrey*
	Aujla	
	Hutton	
	Palleschi	
	Metzak	
	Gibson	
	Richards	
	Moore	
	Bissell	
	Hames	
	Miles	
	Cowie	

LOST
1 YEA
13 NAYS
2 ABSENT

The previous motion was then voted on, with a recorded vote, as follows:

PDD388-2002

1. That the delegations of Mr. Ron Webb, Davis Webb Schulze and Moon and Mr. Robert Lackey to the Planning, Design and Development Committee of December 16, 2002, re: **APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) be received; and,

2. That the report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated December 16, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02) be received; and,

4. That the appeal filed staff to the Committee of Adjustment decision to approve application A246/02 be withdrawn.

YEA	NAY	ABSENT

Callahan	Sprovieri	Begley
DiMarco		Jeffrey
Aujla		
Hutton		
Palleschi		
Metzak		
Gibson		
Richards		
Moore		
Bissell		
Hames		
Miles		
Cowie		

13 YEAS
1 NAYS
2 ABSENT
CARRIED

F. DEVELOPMENT TEAM REPORTS

F 1. Report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated November 21, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2).

Discussion took place with respect to transportation and road widening issues and the construction of the school within the proposed plan of subdivision. Staff responded to questions.

A motion was introduced to approve the staff recommendation, as amended under clause "J" in the staff report, and reflected clause 10 of the recommendation quoted below, and as further amended to include reference to "Worthington Avenue" where the motion states "Lake Louise Drive".

PDD389-2002

1. That the report from K. Ash, Manager of Development Services and T. Goodeve, Development Planner, Planning, Design and Development, dated November 21, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – 841521 ONTARIO LIMITED (MATTAMY HOMES) – SOUTHWEST QUADRANT OF CHINGUACOUSY ROAD AND WANLESS DRIVE – WARD 6** (File C3W15.2) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, a Preliminary Environmental Noise Analysis satisfactory to the Director of Planning and Land Development Services shall be submitted to the City in support of the latest proposed draft plan for review and approval by the City;

4. That prior to the issuance of draft plan approval, a comprehensive block plan and a detailed Functional Servicing Study shall be prepared, to the satisfaction of the Director of Engineering and Development Services, with respect to the lands bounded by the TransCanada Pipeline corridor to the south, Wanless Drive to the north, Chinguacousy Road to the east, and Creditview Road to the west; in addition, a supplementary detailed analysis shall be undertaken examining the grading and servicing of the lands located on the north side of Wanless Drive, outside of the urban boundary;

5. That prior to the issuance of draft plan approval, any necessary revisions identified by the City and/or the Credit Valley Conservation to be undertaken to the site-specific Functional Servicing Report submitted in support of the proposal shall be completed by the proponent, to the satisfaction of the Director of Engineering and Development Services and the Credit Valley Conservation;

6. That prior to the issuance of draft plan approval, an alternative residential lotting plan satisfactory to the Director of Planning and Land Development Services shall be prepared in coordination/consultation with Thorn Bush Developments Ltd. (Great Gulf Homes) and submitted for the two designated elementary school sites (of which Block 511 forms a part) located within the northwest quadrant of Brisdale Drive and Buick Boulevard;

7. That prior to the issuance of draft plan approval, a Woodlot Report shall be prepared in coordination/consultation with Thorn Bush Developments Limited (Great Gulf Homes) and 1167 Wanless Limited (Stanford Homes) and submitted for the designated woodlot edging Block 517 on the subject lands, to the satisfaction of the Director of Community Design, Parks Planning and Development;

8. That prior to the issuance of draft plan approval the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

9. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

10. Whereas the Region of Peel has approved a capital works budget that provides funding for the six lane widening of Bovaird Drive from Highway 410 to approximately Lake Louise Drive/Worthington Avenue and four lanes beyond Lake Louise Drive/Worthington Avenue to Mississauga Road to 2004; and,

    Whereas the City of Brampton has funding proposed within the 2003 capital budget to widen Chinguacousy Road between Bovaird Drive and Wanless Drive; and,

    Whereas the Peel Board of Education has identified an immediate necessity to construct a public elementary school site on the subject lands;

    Therefore be it resolved that prior to the issuance of draft plan approval, City Council shall be advised by the road authorities having jurisdiction that satisfactory arrangements have been made to provide the necessary road network improvements to support development up to approximately 10,000 occupied units within the Fletcher's Meadow

Secondary Planning Area, including the appropriately staged widenings of Bovaird Drive and Chinguacousy Road to achieve for Bovaird Drive an effective 6 lane capacity between Highway 410 and Lake Louise Drive, and for Chinguacousy Road, an effective 4 lane capacity between Bovaird Drive and Wanless Drive. The transportation network improvements shall be confirmed by a district transportation impact study conducted with City involvement and based on City approved Terms of Reference; and,

Further, that staff be directed to complete the requisite district transportation study as identified in the above noted pre-condition of approval as an immediate priority in consultation with the affected landowners in the north Fletcher's Meadow Secondary Plan Area who have not secured a recommendation for draft plan approval, and that staff be directed to report back to Planning, Design and Development Committee on or before February 17, 2003 with a status report on both the transportation and school site issues and appropriate recommendations with respect to the clearance of the Growth Management condition.

11. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of an implementing zoning by-law;

12. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Zoning By-law;

13. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff, including, but not limited to, the following;

        (i) any and all red-line revisions to the lotting fabric south of Street 'E' that are necessary to ensure a seamless interface along the shared boundary between the subject lands and plan 21T-02007B abutting to the south;
        (ii) any and all red-line revisions to the lotting fabric in proximity to the northerly boundary of the subject plan that are necessary to ensure a seamless interface along the shared boundary between the subject lands and plan 21T-02012B abutting to the north;
        (iii) any and all red-line revisions to the lotting fabric in proximity to Chinguacousy Road, south of Street B, that are necessary to ensure that Lots 185 to 195, inclusive, and Block 510, are of sufficient depth to accommodate the noise barrier to be developed in part of the rear yard of these lots/blocks in conjunction with Buffer Block 515 and still maintain the City's requirements for usable rear yard area;
        (iv) any and all red-line revisions to open space Block 517 and lands adjacent thereto that are necessary to ensure the woodlot edge traversing Block 517 is appropriately protected, as determined to the satisfaction of the City; and,
        (v) revisions to the intersection of Streets 'C', 'H' and 'K' such that the opposing legs of Streets 'H' and 'K are aligned along a common centerline rather than offset.

2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

F 2. Report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated December 16, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (ANGREZ SINGH AND RAJINDER KALSI) – 10134 HURONTARIO STREET- WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27).

Discussion took place with respect to traffic congestion that would be created by the loading and unloading of heavy transport trucks parked on Hurontario Street because the site is not large enough to accommodate them at the proposed motor vehicle sales and leasing establishment at 10134 Hurontario Street.

There was a motion to approve the staff recommendation, as amended to include further conditions to require that loading and unloading of vehicles only be permitted on the site, and that the owners enter into an agreement with the City to that effect, and that "No Stopping": signs be erected on Hurontario Street at this location**.**

PDD390-2002 1. That the report from K. Ash, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated December 16, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (ANGREZ SINGH AND RAJINDER KALSI) – 10134 HURONTARIO STREET- WEST SIDE OF HURONTARIO STREET AND NORTH OF BOVAIRD DRIVE – WARD 2** (File C1W11.27) be received; and,

2. That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

a) Prior to the enactment of the zoning by-law, a 'Functional Servicing Report' shall be approved to the satisfaction of the Commissioner of Planning Design and Development;

b) Prior to the enactment of the zoning by-law, the applicant shall obtain approval in principle of site plan renderings, including architecturals, landscaping and grading and servicing to the satisfaction of the Planning, Design and Development Department;

c) Prior to the enactment of the zoning by-law, the owner shall enter into a development agreement with the City of Brampton which shall contain the following provisions:

i. Prior to the issuance of a building permit, a site development, fencing plan, landscape plan, tree inventory and saving plan, grading and drainage plan, elevation cross-section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and

appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

ii. The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same, to be undertaken at the applicant's expense.

iii. The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.

iv. The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

v. The applicant shall agree to provide an on-site litter pick-up service, which shall clear litter from the site at least twice a week.

vi. That applicant shall agree to provide a vehicular connection to the residential property to the north and to the commercial property to the south, and any applicable right-of-ways and easements, if, and as required by the City of Brampton Planning Design and Development Department, to facilitate a comprehensive access arrangement with the properties to the north and south.

vii. The applicant shall agree to provide a vehicular connection to any future north-south collector road which abuts the property to the west, plus provide any applicable right-of-ways and easements, as required by the City of Brampton Planning Design and Development Department.

viii. The applicant shall agree that access to Hurontario Street North from the subject property will be restricted to right-in and right-out movements in the future at the discretion of the City of Brampton and the applicant shall hold the City of Brampton harmless in this regard.

ix. That should the proposal develop into multi unit commercial uses (three or more business entities), the owner shall install and maintain a central mail facility for the provision of mail service to each business.

x. Prior to development occurring on the site, the owner shall provide a stormwater management and site servicing report, to the satisfaction to Credit Valley Conservation and to the City of Brampton, and the report shall provide for onsite quantity control of stormwater, and direct drainage to the Maylon stormwater quality control facility.

xi. The applicant will be required to show how sanitary sewer facilities can be made available on this site, to the satisfaction of the Region of Peel and to the City of Brampton, prior to site plan approval or building permits being issued.

xii. The applicant shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act.

xiii. The vehicle display area shall be developed as a landscaped court.

xiv. The applicant shall agree to provide a 1.8 metre high solid privacy fence along the northerly site limits abutting the side and rear yard of the residential dwelling to the north.

xv. The applicant entering into an agreement with the City that loading and unloading of vehicles only be permitted on the site.

xvi. That "No Stopping" signs be erected on Hurontario Street at this location

b) The zoning shall be amended from the Industrial One (M1) zone to an Industrial One zone with a special section and shall contain provisions to permit the M1 uses, or motor vehicle sales and leasing use, but not both.

CARRIED

* F 3. Report from D. Kraszewski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 26, 2002, re: **RECOMMENDATION REPORT – A PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED - SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8).

PDD391-2002

1. That the report from D. Kraszeweski, Manager of Development Services, and S. Todd, Development Planner, Planning, Design and Development, dated November 26, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – A PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – BRAMPTON WEST 1-2 LIMITED - SOUTHWEST CORNER OF STEELES AVENUE WEST AND MAVIS ROAD – WARD 6** (File T3W15.8) be received; and,

2. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the blocks within the plan;

4. That prior to the issuance of draft plan approval, the applicant shall enter into a cost sharing agreement with and to the satisfaction of the City of Brampton regarding the Bram West Secondary Plan;

5. That prior to the issuance of draft approval, the applicant shall prepare, to the satisfaction of the Director of Planning and Land Development Services, a preliminary community information map of the subdivision, to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of subdivision as it pertains to Sales Office Community Information Maps;

6. That a scaled site plan sketch for proposed Lot 141 be prepared and submitted to the City of Brampton, showing a typical siting on this lot. Information pertaining to the size of the lot, the building and appropriate setbacks, etc. shall be identified.

7. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;

8. That prior to the issuance of draft approval, the applicant shall agree, in writing to the form and content of the implementing zoning by-law to the satisfaction of the Commissioner of the Planning, Design and Development Department;

9. That prior to the issuance of draft approval, the Brampton Heights Architectural Design Guidelines shall be approved to the satisfaction of the Director of Community Design, Parks Planning and Development;

10. That prior to the issuance of draft plan approval, a conceptual design of the commercial block (Block 234) shall be approved in principle by the Director of Planning and Land Development Services; and

11. That staff be authorized to issue the notice of draft plan approval at such time as all conditions recommended by the Planning, Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

    (i) Any necessary red-line revisions to the draft plan identified by staff including but not exclusive to the following:
        a. The creation of an corner feature block at the southwest corner of Mavis Road and Steeles Avenue West to the satisfaction of Urban Design Section of the Planning, Design and Development Department of the City of Brampton;
        b. Any road widenings, daylight triangles or 0.3 metre reserves required by the Region of Peel along Steeles Avenue or Mavis Road shall be identified on the revised plan of subdivision and be gratuitously dedicated to the Region of Peel;
        c. Dimension the daylight roundings at all intersections;
        d. Street “A” shall be revised from a 26m ROW to a 36m ROW from the intersection of Steeles Avenue West for a distance of 60m, tapering over a distance of 90m to the 23m ROW;
        e. Street “B” shall be realigned to connect with Street “E” in order to eliminate the intersection of Street “B” and Street “A”;
        f. Street “A” shall be realigned so that the centreline of Street “A” aligns at 180 degrees with the centreline of Street “A” (Greccap Holdings Ltd) on the north side of Steeles Avenue West; and
        g. The lots that abut the proposed school block (Block 233) shall have a minimum depth of 30 metres.

    (ii) That this plan of subdivision be subject to all the conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development and including the following:

a. That fencing within this plan of subdivision will be guided by the City of Brampton fencing policies and the Urban Design Guidelines prepared for this development. In accordance with the City of Brampton fencing policy, a masonry wall with a minimum height of 1.8 metres is required between the commercial block (#234) and residential lots 1-17, as identified on the proposed plan of subdivision dated April 23, 2002. This wall may need to be increased in height as identified in the Noise Impact Study submitted in support of this application to 2.2 metres or greater in order to mitigate the noise generated from both the commercial site and other sources in the areas, such as Steeles Avenue West; and

b. The railway buffer and berm (Blocks 242) that is being provided as a physical (5 metres) and visual separation between Orangeville Railway Development Corporation (ORDC) lands and the proposed adjacent residential lots will consist of a combination earthen berm and concrete fence. This buffer shall be consistent in form, design and material to that in the adjacent plans of subdivision to the south and west. The railway buffer treatment is subject to review and approval by the City of Brampton and ORDC and the lands will be conveyed to the City of Brampton through the registration process (exclusive of the masonry wall).

CARRIED

F4. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated November 29, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (A. SACCOCCIA) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10** (File C7E11.6).

Note: This matter was originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote to reopen the question, the matter was discussed.

Staff responded to questions from Committee with respect to building a temporary parkette within the proposed subdivision.

PDD392-2002 1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – GLB URBAN PLANNERS LIMITED (A. SACCOCCIA) – MIDWAY BETWEEN AIRPORT ROAD AND GOREWAY DRIVE - WARD 10** (File C7E11.6) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posed in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps.

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That prior to the issuance of draft plan approval, the applicant shall make arrangements satisfactory to the City for the provision of access to the subject property, including the conveyance of road right-of-way(s) as deemed necessary.

5. That prior to the issuance of draft plan approval, outstanding comments shall be received from the Toronto and Region Conservation Authority, the Functional Servicing Report shall be approved by the Engineering and Development Services Division, and the application shall be amended as necessary.

6. That prior to draft plan approval, City Council shall be advised that satisfactory arrangements have been made with the Dufferin Peel Catholic District School Board to secure the elementary school site necessary to serve the Vales of Castlemore Secondary Plan area.

7. That prior to draft plan approval, the applicant shall, in writing, agree to the form and content of an implementing zoning by-law to be enacted by City Council.

8. That the subject application be approved and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law to implement the application.

9. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following:

        (a) Prior to registration, and based upon input provided by the Toronto and Region Conservation Authority, the Commissioner of the Planning, Design and Development Department shall make a final determination regarding the disposition of Open Space Block 91, including the extent to which a non-developable tableland portion of Block 91 could be used as a credit toward the cash-in-lieu of parkland requirements for the subdivision.

CARRIED

* F5. Report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated November 29, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LIMITED) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD - WARD 6** (File C2W14.5).

PDD393-2002 1. That the report from D. Kraszewski, Manager of Development Services and N. Grady, Development Planner, Planning, Design and Development, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KLM PLANNING PARTNERS INC. (GUGLIETTI BROTHERS INVESTMENTS LIMITED) – NORTHEAST CORNER OF SANDALWOOD PARKWAY WEST AND CHINGUACOUSY ROAD - WARD 6** (File C2W14.5) be received; and,

2. That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posed in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions as it pertains to the Sales Office Community Information Maps.

3. That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

4. That the subject application be approved and staff be directed to prepare the appropriate amendment to the zoning by-law to implement the application.

5. That prior to draft plan approval, the applicant shall, in writing, agree to the form and content of an implementing zoning by-law to be enacted by City Council.

6. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by the Planning, Design and Development Committee to be addressed as prior to draft plan approval have been addressed, subject to the following:

    1. any necessary red-line revisions to the draft plan identified by staff; and,

    2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.

CARRIED

* F 6. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated November 29, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE – WARD 9** (File T5E15.22).

PDD394-2002 1. Report from P. Snape, Manager of Development Services and B. Steiger, Development Planner, Planning, Design and Development, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – C.R.A.F.T. CONSTRUCTION GROUP INC. – SOUTHWEST CORNER OF TORBRAM ROAD AND STEELES AVENUE – WARD 9** (File T5E15.22).

2. That the application be approved and staff be directed to prepare the appropriate documents for consideration by Council subject to the following conditions:

    1) That prior to the enactment of the Official Plan amendment and amending zoning by-law, the owner shall enter into a development agreement with the City, which shall contain the following provisions:

        (a) Prior to the issuance of a building permit, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

        (b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.

        (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.

        (d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.

        (e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

        (f) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week.

        (g) That the owner consent to providing mutual easements for access, utilities and services over the subject lands in favour of 7980 Torbram Road to Torbram Road, to the satisfaction of the City.

        (h) The owner shall consent to providing mutual easements for access, servicing, parking and maintenance between the southerly and northerly parcels subject to this application, as deemed necessary by the City.

        (i) The applicant shall agree that the southerly external access shall be restricted to one right-in/right-out access from Torbram Road, the details and location of which shall be to the satisfaction of the City. Such details involved in providing an appropriate access arrangement shall include the applicant carrying out construction works to extend the centre median on Torbram Road, and payment of all costs and/or securities associated with such work.

    2) That the appropriate amendments be made to the Steeles Industrial Secondary Plan (SP 25) to change the land use designation of the lands from "Industrial" to "Highway Commercial" and to add site-specific policies to the Secondary Plan in accordance with the following:

        2.1 To permit a limited range of Highway Commercial uses on the subject lands through a site-specific zoning by-law including a restaurant and

gas bar, as determined to be appropriate for the site in terms of access, site circulation, parking and that do not require outdoor storage.

2.2 That in the review of any site development plan within the Highway Commercial designation at Steeles Avenue and Torbram Road the owner shall provide for mutual access, utilities and services from Torbram Road to the parcel of land just south of Steeles on Torbram Road, known as 7980 Torbram Road.

3) That the implementing zoning by-law rezone the lands in accordance with the following:

3.1 to permit the following uses:
(1) a gas bar;
(2) a service station;
(3) a dining room restaurant, a convenience restaurant, a take-out restaurant;
(4) a community club;
(5) a tool equipment and rental establishment;
(6) only in conjunction with a service station; a retail establishment having no outside storage, a convenience store, or a bank, trust company or finance company;
(7) an animal hospital; and,
(8) purposes accessory to the permitted purposes.

3.2 to delete Schedule 'C'-Section 758 to the by-law.

3.3 shall include the following requirements and restrictions:
(1) Minimum Lot Width: 42 metres
(2) Maximum Height: 1 storey
(3) All restaurant refuse containers shall be enclosed in a climate-controlled area within a building.
(4) No outside storage shall be permitted.
(5) Notwithstanding any other provision of the Zoning By-law, to the contrary, the subject lands shall be treated as a single lot for zoning purposes.

4) That Planning staff be directed to attend the Ontario Municipal Board hearing to provide planning evidence to support Planning staff's position with respect to this application and the related site plan application.

CARRIED

F 7. Report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development, dated December 9, 2002, re: **RECOMMENDATION REPORT – INTERIM UPSCALE EXECUTIVE HOUSING STANDARDS** (File PO3 EX).

PDD395-2002 1. That the report from J. Corbett, Director of Planning and Land Development Services, Planning, Design and Development, dated December 9, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – INTERIM UPSCALE EXECUTIVE HOUSING STANDARDS** (File PO3 EX) be received; and,

2. That staff be directed to implement the interim upscale executive zoning standards on a site specific basis for all development proposals within the Seven Upscale Executive Housing Designations identified in the Official Plan Amendment.

3. That staff be directed to report back to the Planning, Design and Development Committee with respect to the imposition of 1.2 metre minimum interior side yard depth for all single family detached lots on a City wide basis in conjunction with the finalization of the City Wide Development Design Guidelines.

CARRIED

G. COMMITTEE OF ADJUSTMENT REPORTS

G 1. Report from J. Corbett, Director of Planning and Land Development Services and P. Snape, Manager of Development Services, Planning, Design and Development, dated December 2, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT MANDATE** (File G31AC).

PDD396-2002 That the report from J. Corbett, Director of Planning and Land Development Services and P. Snape, Manager of Development Services, Planning, Design and Development, dated December 2, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – COMMITTEE OF ADJUSTMENT MANDATE** (File G31AC) be received.

CARRIED

G 2. Report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, re: **RECOMMENDATION REPORT –APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A258/02 – JASWINDER SINGH AND HARKIT KHUNGURA – 9416 HIGHWAY #50 – WARD 10** (File A258/02).

There was discussion of this matter and note that the application is to continue the existing use for 2 year, and there have been no complaints from area residents.

A motion was introduced to withdrawn the appeal.

PDD397-2002 1. That the report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT –APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A258/02 – JASWINDER SINGH AND HARKIT KHUNGURA – 9416 HIGHWAY #50 – WARD 10** (File A258/02) be received; and,

2. That the appeal filed by staff of the Committee of Adjustment decision to approve application A258/02 be withdrawn.

CARRIED

G 3. Report from P. Snape, Manager of Development Services and M. Innocente, Development Planner, Planning, Design and Development, dated November 21, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A246/02 – DAVID LOAT & LESLIE WILLIAMS – 96 MAIN STREET SOUTH – WARD 3** (File A246/02) (See Delegation E3).

DEALT WITH UNDER ITEM E3, RECOMMENDATION PDD386-2002

G 4. Report from P. Snape, Manager of Development Services and D. Herron, Development Planner, Planning, Design and Development, dated December 16, 2002, re: **RECOMMENDATION REPORT – APPEAL OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A308/02 – GIAMPOLO INVESTMENTS LIMITED - 471 INTERMODAL DRIVE - NORTH OF HIGHWAY 407 - WEST OF GOREWAY DRIVE AND SOUTH OF INTERMODAL DRIVE – WARD 10** (File A308/02)

DEALT WITH UNDER ITEM E4, RECOMMENDATION *PDD387-2002* AND 388-2002

H. POLICY PLANNING REPORTS

H 1. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated December 5, 2002, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR).

Mr. Adrian Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, expressed his thanks for this opportunity to make a presentation at this special afternoon session. He explained that the intent of this meeting is to provide an overview of the Growth Management Program (GMP) at this time, and defer any approved to a Planning, Design and Development Committee in February 2003.

In the presentation, Mr. Smith defined the growth management program as "a program that coordinates and stages the levels and distribution of development growth in Brampton in conjunction with the planning budgeting and delivery of the services and infrastructure required (ie roads sewers, water, schools, fire stations, transit, recreation facilities, parks, etc) to support that growth in a way that minimizes public costs and optimizes public benefits".

He highlighted the following:

- Introduction and current status of the program
- Public consultation
- Summary of strategic priorities identified through public participation in Vision Brampton workshops
- Growth management challenges
  - Residential Growth in 3 year intervals between 1991 and 2002
  - Forecast summary of residential growth
  - Legislative framework and challenges
  - Development Charges
  - jurisdictions involved in delivering services
  - lead time for larger projects

- Growth plans and initiatives already in place through strategic plans, official plans and master plans
- Goals of the Program:
  - Improved communication of comprehensive forecasting information
  - Establishment and monitoring of infrastructure service level targets and thresholds
  - Early warnings of instances where infrastructure may not be coordinated
  - Implementation tools
- The role of the program within the City's administrative and "planning" structure
- Development Outlook Report key elements: population./employment forecast, growth management objectives and guidelines, implementation details
- 10 Year Construction Forecast mapping
- Priority issues with specific Secondary Plan areas
- Structure of Secondary Plan implementation details
- The process to identify growth management implications related to development applications
- Process to address conditions which may address those growth management implications

Appended to the staff report is a "Development Outlook Report" structured as follows:
- Introduction and Executive Summary
- Growth Management Challenges and Opportunities
- Implementing the Growth Management Program
- Development Outlook Forecast
- Objectives and Guidelines
- Implementation Details
- Implementation Details by Secondary Plan.

The report includes Policy Recommendations, Strategic Recommendations and Secondary Plan Implementation Recommendations.

Mr. Smith reiterated the intent for this meeting, ie that the report be received at this time, and that adoption of the Growth Management Program and key recommendations be deferred pending final consultation, and the recommended next steps:
- A business liaison group/agency meeting
- A public meeting to obtain public input
- Development industry information session
- Report to Planning, Design and Development Committee recommendation adoption of the Growth Management plan.

Mr. Smith and John Corbett, Director of Planning and Land Development Services, and John Marshall, Commissioner of Planning, Design and Development, responded to questions regarding:
- Mechanisms to ensure that infrastructure is in place prior to approving a development application, including the identification of conditions of approval where that infrastructure is not in place
- The challenge of maintaining the information to ensure that the program is kept up to date
- Methods to address phasing and sequencing of development
- Measures to ensure efficiencies of growth
- Identification of requirements within each secondary plan area
- Relationship of this program to other plans (eg Transportation and Transit Master Plan, Parks and Open Space Master Plan), how those plans are integrated and kept up to date
- Concerns regarding existing transportation issues across the City (eg Castlemore Road, Countryside Drive, Coleraine Drive, Williams Parkway) and how this program will assist in identifying priorities to address those issues
- Construction of a GO Station at Mount Pleasant (at Bovaird Drive and Creditview Road)
- Extension of Williams Parkway and overpass as part of the Credit Valley Secondary Plan

- Construction and major road improvements as priorities within the Capital Budget
- How to "package" the information in the report to simplify it for the public meetings, and to have the details available of what is included in the capital budget forecasts
- Liaison with the Region of Peel in the development and priorities of annual capital budgets, and inclusion of Regional staff on working committees in the development of the program
- Sophistication of growth development and transportation models
- Industrial growth within Brampton and adjacent municipalities that will impact transportation corridors
- The balance between the development of employment lands and residential growth

Members expressed their thanks to staff, and indicated that they are pleased with the comprehensiveness of the report.

Direction was given:

- **That staff ensure adequate advance is given to the public and the development industry for the public meetings to be held regarding the proposed Growth Management Program (GMP) and that at least 2 public meetings be held for the development industry.**
- **That future reports regarding development applications highlight Growth Management Implications.**

PDD398 -2002

1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and A. Smith, Manager of Growth Management and Special Policy, Planning, Design and Development, dated December 5, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT – BRAMPTON GROWTH MANAGEMENT PROGRAM** (File P00GR) be received; and,

2. That consideration of the Policy, Strategic and Secondary Plan Implementation recommendations of this Report, be deferred until at least February 2003, pending final consultation with agencies, the Business Liaison Group, the broader development industry, and the public.

CARRIED

* H 2. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Nicholson, Policy Planner, Planning, Design and Development, dated December 2, 2002, re: **PRESENTATION OF THE RESULTS OF THE REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33 LA).

PDD399 –2002

1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Nicholson, Policy Planner, Planning, Design and Development, dated December 2, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **PRESENTATION OF THE RESULTS OF THE REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33 LA).

2. That the City of Brampton Inventory of Heritage Resources, (including the changes to the Inventory and the revised evaluation criteria proposed by Unterman McPhail and Associates) be approved as a formal record of the City's Heritage Resources;

3. That staff from the Planning, Design and Development Department consult with the Brampton Heritage Board to develop a proposed work program for the continued review of the City's Inventory of Heritage Resources and to recommend changes to the City's Official Plan (to be implemented as part of the current O.P. review) and that staff report back to Council with details (including a proposed budget outlining costs and timelines) associated with such a work program;

4. That staff from the Planning, Design and Development Department and the Public Relations Office assist the Brampton Heritage Board in undertaking a public relations campaign as described in this report for the purposes of increasing the public's awareness of the City's Inventory of Heritage Resources and the importance of protecting and preserving Brampton's heritage resources;

5. That the Heritage Inventory be made available to the public through the City's website;

6. That a public meeting be held to discuss the continued development of the City's Inventory of Heritage Resources and to solicit public input into the on-going improvement of the City's Heritage Inventory and its continued use as record of the City's heritage resources;

7. That the results of the above mentioned public meeting be presented to Council concurrent with the Heritage Board recommendations regarding the continued development of the Inventory of Heritage Resources;

8. That the Planning Design and Development Department include $58,000 in the Capital Budget Submission to continue work on the review and update of the City's Inventory of Heritage Resources;

9. That all development applications be circulated to the City's Heritage Coordinator for the purposes of determining whether any heritage resources identified through the City's Inventory of Heritage Resources are impacted by proposed developments and that the comments of the Heritage Coordinator be included in the subsequent staff report to the Planning, Design and Development Committee; and

10. That staff of the Planning, Design and Development Department, in consultation with the Brampton Heritage Board, investigate the feasibility and financial implications of establishing one or more 'heritage subdivisions' in the City for the purpose of relocating heritage homes and that a report on the results of this investigation be forwarded to the Planning, Design and Development Committee.

CARRIED

H 3. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated December 4, 2002 re: **OFFICIAL PLAN & ZONING BY-LAW AMENDMENT – AIRPORT OPERATING AREA POLICIES** (File P40 LE).

Note: This matter was originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote to reopen the question, the matter was discussed.

Staff responded to the concerns raised by Committee with respect to the areas that are subject to high aircraft noise levels in the City.

PDD400 –2002 1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management and D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated December 4, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **OFFICIAL PLAN & ZONING BY-LAW AMENDMENT – AIRPORT OPERATING AREA POLICIES** (File P40 LE) be received; and,

2. That a statutory public meeting be held on February 3, 2003 with respect to the proposed official plan amendment and omnibus zoning by-law amendment in accordance with City Council procedures to receive public input and formal comment on the staff report and proposed official plan and zoning by-law amendment and that notification be by way of newspaper advertisement in the Toronto Star and the Brampton Guardian and that the property owners and tenants associated with the noise sensitive land uses at 25 Corporation Drive, 253 Summerlea Drive, 8525 Torbram Road, 9893 Torbram Road, and 2021 Williams Parkway be notified by mail;

3. That pursuant to the results of the public meeting, staff be directed to prepare a follow-up report to Planning, Design & Development Committee setting out any supplemental information and a final recommendation; and,

4. That the City Clerk be directed to forward a copy of this staff report and Council Resolution to the Region of Peel and the Greater Toronto Airport Authority for their information.

CARRIED

H 4. Report from D. Waters, Manager of Land Use Policy, and M. Majeed, Policy Planner, Planning, Design and Development, dated December 11, 2002, re: **STATUS REPORT - CREDIT VALLEY SECONDARY PLAN (AREA 45)** (File OP3-197) (P26S 45) (See Delegation E1).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD384-2002

* H 5. Report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated December 6, 2002, re: **STATUS REPORT: SPRINGDALE CAP/HIGHWAY 410 EXTENSION** (File P26S-28).

PDD401-2002 1. That the report from B. Winterhalt, Associate Director of Planning Policy and Growth Management, Planning, Design and Development, dated December 6, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **STATUS REPORT: SPRINGDALE CAP/HIGHWAY 410 EXTENSION** (File P26S-28) be received; and,

2. That Legal Services and Planning, Design and Development staff be directed to attend the upcoming Ontario Municipal Board hearing to defend the implementation of Policy 8.1.5. of the Springdale Secondary Plan and particularly the application of the related Springdale Transportation capacity restriction (Springdale Cap) to proposed development plans within the Springdale Secondary Plan area:

3. That the full cooperation of Senator Homes be requested to formally respond to all outstanding issues with respect to their application so that recommendation report to Planning, Design and Development Committee can be completed in order to resolve those outstanding issues, to clarify the path to development and to facilitate more flexibility on the Highway 410 land issue; and,

4. That the Ministry of Transportation be urged to expand its efforts to acquire the necessary properties for the Highway 410 extension and to engage in further discussions with Brampton, Peel and Caledon to find creative ways to manage the traffic congestion crisis focused on Highway 410 and Heart Lake Road for the next few years until the Highway 410 extension is built.

CARRIED

* H 6. Report from D. Nicholson, Policy Planner, Planning, Design and Development, dated December 2, 2002, re: **INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD AND PROPOSED CHANGES TO THE BOUNDARY OF THE CHURCHVILLE HERITAGE CONSERVATION DISTRICT (CHURCHVILLE) WARD 6** (File G33 CH).

PDD402-2002

1. That the report from D. Nicholson, Policy Planner, Planning, Design and Development, dated December 2, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **INFORMATION REPORT – PROPOSED DESIGN OF HALLSTONE ROAD AND PROPOSED CHANGES TO THE BOUNDARY OF THE CHURCHVILLE HERITAGE CONSERVATION DISTRICT (CHURCHVILLE) WARD 6** (File G33 CH) be received; and,

2. That staff report back to a subsequent meeting of the Planning, Design and Development Committee with a by-law to propose that the boundary of the Village of Churchville Conservation District be further amended to remove those lots fronting on Hallstone Road within the Streetsville Glen Plan of Subdivision; and,

3. That such by-law be submitted to the Ontario Municipal Board for approval.

CARRIED

* H 7. Report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated December 4, 2002, re: **STATUS REPORT – NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25 RE).

PDD403-2002

1. That the report from D. Waters, Manager of Land Use Policy, Planning, Design and Development, dated December 4, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **STATUS REPORT – NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW** (File P25 RE) be received; and,

2. That the work program for Phase 2 of the North West Brampton Urban Boundary Review attached hereto as Appendix A be endorsed in principle and staff be directed to formally commence Phase 2 of the work program;

3. That staff be directed to schedule a public information meeting in February 2003 with the residents and stakeholders of the Northwest Brampton Urban Expansion Area;

4. That the Region of Peel be advised that the City of Brampton does not agree with the following points set out by Regional Commissioner of Planning's letter of November 25, 2002 (see Appendix C):

   a) the need for delaying the Bram West Secondary Plan Review until the Higher Order North/South Corridor Transportation Study is finished;

b) the need to study as part of the North West Brampton Urban Boundary Review the effect of expanding the City's urban boundary on delivering human services, providing affordable housing units and meeting institutional needs at a regional scale; and,

c) the need for a "trigger" mechanism for the Regional Official Plan to dictate the release of urban lands for development in the City of Brampton;

5. That the High Order Corridor Transportation Study Scope of Work attached hereto as Appendix D be endorsed and hat staff be authorized to request Ministry of Transportation cost sharing based on the arrangement described herein; and,

6. That the City Clerk forward a copy of this staff report and the approved recommendation to the Ministry of Transportation (Urban Planning Office), the Regional Municipalities of Peel and Halton and the area municipalities of Mississauga, Caledon and Halton Hills.

CARRIED

I. BUILDING AND ZONING REPORTS

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **BUILDING ACTIVITY FOR THE MONTH OF OCTOBER 2002** (File B11).

PDD404-2002 That the report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **BUILDING ACTIVITY FOR THE MONTH OF OCTOBER 2002** (File B11) be received.

CARRIED

* I 2. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7800 MAVIS ROAD – WARD 6** (File G33-LA).

PDD405-2002 1. That the report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7800 MAVIS ROAD – WARD 6** (File G33-LA) be received; and,

2. That the application be approved.

CARRIED

* I 3. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7846 MAVIS ROAD – WARD 6** (File G33-LA).

PDD406-2002 1. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 7846 MAVIS ROAD – WARD 6** (File G33-LA) be received; and,

2. That the application be approved.

CARRIED

* I 4. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA).

PDD407-2002

1. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA) be received; and,

2. That the application be approved.

CARRIED

* I 5. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA).

PDD408-2002

1. That the report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 10722 GOREWAY DRIVE – WARD 10** (File G33-LA) be received; and,

2. That the application be approved.

CARRIED

* I 6. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 9840 MC VEAN DRIVE – WARD 10** (File G33-LA).

PDD409-2002

1. Report from B. Campbell, Director of Building and Chief Building Official, dated November 29, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 9840 MC VEAN DRIVE – WARD 10** (File G33-LA) be received; and,

2. That the application be approved.

CARRIED

* I 7. Report from W. Lee, Associate Director, Special Project, and G. Smith, Zoning Planner, Planning, Design and Development, dated December 1, 2002, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO).

PDD410-2002

1. That the report from W. Lee, Associate Director, Special Project, and G. Smith, Zoning Planner, Planning, Design and Development, dated December 1, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR RESIDENTIAL ZONES** (File P42CO) be received; and,

2. That staff be authorized to present the appropriate by-law amendment with respect to General Provisions for Residential Zones for Council's consideration.

CARRIED

* I 8 Report from W. Lee, Associate Director, Special Project, Planning, Design and Development, dated December 1, 2002, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR ALL ZONES - HOME OCCUPATION USES** (File P42CO and G02BR).

Regional Councillor Lorna Bissell declared a conflict of interest with respect to Item I8 - Recommendation Report - City Initiated Zoning By-law Amendments – General Provisions For All Zones - Home Occupation Uses, as she and her husband operate a business from their home.

City Councillor John Hutton declared a conflict of interest with respect to Item I8 - Recommendation Report - City Initiated Zoning By-law Amendments – General Provisions For All Zones - Home Occupation Uses, as his spouse operates a business from their home.

PDD411-2002

1. That the report from W. Lee, Associate Director, Special Project, Planning, Design and Development, dated December 1, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **RECOMMENDATION REPORT - CITY INITIATED ZONING BY-LAW AMENDMENTS – GENERAL PROVISIONS FOR ALL ZONES - HOME OCCUPATION USES** (File P42CO and G02BR) be received; and,

2. That staff be authorized to present the appropriate by-law amendment with respect to General Provisions for All Zones, including clarifying that an office of a health care practitioner is permitted in a single-detached dwelling as a home occupation, for Council's consideration.

CARRIED

I 9. Report from L. McGinn, Manager of Plans and Permits, Planning, Design and Development, dated November 28, 2002, re: **PROPOSED NEW SIGN BY-LAW** (File G02) (See Delegation E2).

DEALT WITH UNDER ITEM E1, RECOMMENDATION PDD385-2002

J. COMMUNITY DESIGN - PARKS PLANNING AND DEVELOPMENT REPORTS

J 1. Report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated December 10, 2002, re: **STATUS REPORT – CONCEPT MASTER PLAN – DONALD M. GORDON CHINGUACOUSY PARK** (File R17.CH).

Note: This matter was originally approved as part of the Consent Agenda; however, later in the meeting, on a 2/3 majority vote to reopen the question, the matter was discussed.

Discussion took place with respect to staff recommendations that work on the Phase 1 improvements of the Donald M. Gordon Chinguacousy Park which includes cleaning and improving the stream and pond be deferred. Staff responded to questions from Committee.

The following motion was considered:

PDD412-2002 That the report from G. Short, Manager of Parks and Facility Planning, Planning, Design and Development, dated December 10, 2002, to the Planning, Design and Development Committee of December 16, 2002, re: **STATUS REPORT – CONCEPT MASTER PLAN – DONALD M. GORDON CHINGUACOUSY PARK** (File R17.CH) **be deferred** to a future Planning, Design and Development Committee Meeting to provide time for staff to meet with interested members of Council.

CARRIED

K. ENGINEERING AND DEVELOPMENT SERVICES REPORTS

* K 1. Report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 5, 2002, re: **SUBDIVISION ASSUMPTION – STOSH HOMES SUBDIVISION - REGISTERED PLAN 43M-1340 – WARD 10** (File C4E12.5).

- **WILLOW PARK DRIVE**
- **NEEDLEWOOD LANE**
- **WINTERBERRY GATE**

PDD413-2002 1. That the report from R. Bino, Director of Engineering and Development Services, Planning, Design and Development, dated December 5, 2002, re: **SUBDIVISION ASSUMPTION – STOSH HOMES SUBDIVISION - REGISTERED PLAN 43M-1340 – WARD 10** (File C4E12.5) be received; and,

- **WILLOW PARK DRIVE**
- **NEEDLEWOOD LANE**
- **WINTERBERRY GATE**

2. That Stosh Homes Subdivision, Registered Plan 43M-1340, be forwarded to City Council for assumption by the City, once all departments have provided clearance.

CARRIED

L. MINUTES

* L 1. **BRAMPTON HERITAGE BOARD – NOVEMBER 19, 2002**

PDD414-2002 That the **MINUTES OF THE BRAMPTON HERITAGE BOARD MEETING OF NOVEMBER 19, 2002**, to the Planning, Design and Development Committee Meeting of December 16, 2002, Recommendations HB138-2002 to HB150-2002, be approved as printed and circulated.

CARRIED

The recommendations were approved as follows:

HB138-2002 That the agenda for the Brampton Heritage Board Meeting of November 19, 2002 be approved, as amended, as follows:

To defer Delegation Item E1; and,

To delete Churchville Heritage District Item I1; and,

To add:

G 4.6-1 Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to Mr. Colin Chung, Glenn Schnarr and Associates, dated November 19, 2002, re: **HERITAGE PROPERTY – ALEXANDER HUTTON FARMHOUSE ("BONNIE BRAES") – 8675 CREDITVIEW ROAD – "BONNIE BRAES"** (File G33);

G 4.7 **Matthew Harrison Homestead – 9749 The Gore Road – Ward 10** (File G33);

I 2. Discussion re: **WHITEHALL PROPERTY, CHURCHVILLE** (File G33);

I 3. Discussion re: **CHURCHVILLE PROPERTIES** (File G33);

J 1. Correspondence from Planning, Design and Development, dated November 12, 2002, re: **OPEN HOUSE #3 – BRAMWEST COMMUNITY DESIGN STUDY – TUESDAY, NOVEMBER 26, 2002, 7:00 P.M., HUTTONVILLE PUBLIC SCHOOL, 2322 EMBLETON ROAD** (File G33/P26);

K 2. Discussion re: **HERITAGE PROPERTY – DAVIDSON HOUSE** (File G33);

K 3. Discussion re: **TELEPHONE INQUIRY WITH RESPECT TO THE CP RAILWAY STATION** (File G33); and,

K 4. Discussion re: **BRAMPTON HERITAGE BOARD DECEMBER 2002 MEETING DATE** (File G33).

HB139-2002 That the Minutes of the Brampton Heritage Board Meeting of October 22, 2002, to the Brampton Heritage Board Meeting of November 19, 2002, be received.

HB140-2002 That the delegation of Ms. Alyson Hazlett, Member, Friends of Claireville, to the Brampton Heritage Board Meeting of November 19, 2002, re: **PRESERVATION OF MCVEAN BARN (MC VEAN DRIVE, NORTH OF HIGHWAY #7)** (File G33) be **deferred** to the Brampton Heritage Board Meeting of January 21, 2003.

HB141-2002 That any heritage properties impacted by development applications, including plans of subdivision, block plans, site plan applications, and Committee of Adjustment applications, be taken into consideration as part of those development applications, as considered at the Brampton Heritage Board Meeting of November 19, 2002; and,

That a copy of this recommendation be provided to the appropriate City staff and members of the Committee of Adjustment for their consideration.

HB142-2002 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to M. Gervais, Development Planner, Planning, Design and Development, dated November 7, 2002, to the Brampton Heritage Board Meeting of November 19, 2002, re: **HEWETSON SHOE BUILDING – HERITAGE INVENTORY RANKING AND PRESERVATION OF HERITAGE ELEMENTS** (File G33/C1W6.64) be received.

HB143-2002 Correspondence from D. Nicholson, Policy and Heritage Planner, Planning, Design and Development, to Mr. Colin Chung, Glenn Schnarr and Associates, dated November 19, 2002, to the Brampton Heritage Board Meeting of November 19, 2002, re: **HERITAGE PROPERTY – ALEXANDER HUTTON FARMHOUSE ("BONNIE BRAES") – 8675 CREDITVIEW ROAD** (File G33) be received.

HB144-2002 That the **Minutes of the Sesquicentennial Committee Education/Historical Reference Working Group Meeting of October 7, 2002**, to the Brampton Heritage Board Meeting of November 19, 2002, be received.

HB145-2002 That a Property Tax Rebate Program for heritage properties be supported, as considered at the Brampton Heritage Board Meeting of November 19, 2002; and,

That staff be directed to continue in the development of this program and present the necessary by-law to Council at the appropriate time.

HB146-2002 That the correspondence from Mr. Dan Nicholson, Policy and Heritage Planner, Planning, Design and Development, dated October 15, 2002, to the Brampton Heritage Board Meeting of November 19, 2002, re: **PROPOSED ALTERATIONS TO THE HERITAGE BRIDGE – CREDITVIEW ROAD** (File G33) be received.

HB147-2002 That the correspondence from Planning, Design and Development, dated November 12, 2002, to the Brampton Heritage Board Meeting of November 19, 2002, re: **OPEN HOUSE #3 – BRAMWEST COMMUNITY DESIGN STUDY – TUESDAY, NOVEMBER 26, 2002, 7:00 P.M., HUTTONVILLE PUBLIC SCHOOL, 2322 EMBLETON ROAD** (File G33/P26) be received.

HB148-2002 That the information brochure, to the Brampton Heritage Board Meeting of November 19, 2002, re: **UNIVERSITY OF WATERLOO – HERITAGE PLANNING COURSE** (File G33) be received.

HB149-2002 That the Brampton Heritage Board Meeting of December 17, 2002 be cancelled, as considered at the Brampton Heritage Board Meeting of November 19, 2002.

HB150-2002 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 21, 2003, at 7:00 p.m., or at the call of the Chair.

CARRIED

* L 2. **FLOWER CITY STRATEGY COMMITTEE – NOVEMBER 15, 2002**

PDD415-2002 That the **MINUTES OF THE FLOWER CITY STRATEGY COMMITTEE MEETING OF NOVEMBER 15, 2002**, to the Planning, Design and Development Committee Meeting of December 16, 2002, Recommendations FC001-2002 to FC007-2002, be approved as amended to reflect that City Councillor Sprovieri was present, and to reflect that the next meeting of the Committee will be February 4, 2003.

CARRIED

The recommendations were approved as follows:

FC001-2002 That the agenda for the Flower City Strategy Committee Meeting of November 15, 2002 be approved as amended to correct numbering K., O., P., Q. to read E., F., G., H., and to add:

E 3. Presentation by G. Short, Manager of Parks and Facility Planning, Planning, Design and Development Department, re: Visit to Kelowna, B.C. – Communities in Bloom National Symposium.

E 4. Presentation by B. Hay, Manager of Parks Maintenance and Operations Community Services Department, re: Visit to Amsterdam – Floriade Exhibition in the Netherlands.

FC002-2002 That the following members assume the position of Chair and Vice-Chair of the Flower City Strategy Committee for the term ending November 30, 2003 as elected at the Flower City Strategy Committee Meeting of November 15, 2002:

City Councillor John Hutton, Chair
Regional Councillor Gael Miles, Vice Chair

FC003-2002 That the report from K. Walsh, Director of Community Design, Parks Planning, Design and Development and G. Short Manager of Parks and Facility Planning, Planning, Design and Development Department, dated November 6, 2002, re: **FLOWER CITY IMPLEMENTATION FRAMEWORK – PRESENTATION** (File R15.FL) be received.

FC004-2002 That the correspondence dated October 28, 2002 to the Flower City Strategy Committee of November 15, 2002, re: **COPY OF RECOMMENDATIONS APPROVED BY COUNCIL ON OCTOBER 16, 2002, RE: FLOWER CITY STRATEGY- COMMITTEE COMPOSITION AND LOGISTICS - GOAL – ROLE AND MANDATE** be received.

FC005-2002
1. That the start time of 9:00 a.m. for the Flower City Strategy Committee meetings be moved to 9:30 a.m.; and,

2. That the Flower City Strategy Committee consider holding a Town Hall meeting in February of 2003 on a date to be determined by the Committee.

FC006-2002
1. That the presentation by G. Short, Manager of Parks and Facility Planning, Planning, Design and Development Department, to the Flower City Strategy Committee Meeting of November 15, 2002, re**: VISIT TO KELOWNA, B.C. – COMMUNITIES IN BLOOM NATIONAL SYMPOSIUM** be received; and,

2. That the presentation by B. Hay, Manager of Parks Maintenance and Operations, Community Services Department, to the Flower City Strategy Committee Meeting of November 15, 2002, re: **VISIT TO AMSTERDAM – FLORIADE EXHIBITION IN THE NETHERLANDS** be received.

FC007-2002 That the Flower City Strategy Committee do now adjourn to meet again on Tuesday, February 4, 2003 at 9:30 a.m.

CARRIED

M. OTHER/NEW BUSINESS

* M 1. Report from B. Colangelo, Senior Legal Counsel, Legal Services, dated December 11, 2002, re: **LOBLAWS/LONGOS ONTARIO MUNICIPAL BOARD DECISION** (File P1534.1)

PDD416- 2002 That the report from B. Colangelo, Senior Legal Counsel, Legal Services, dated December 11, 2002, to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **LOBLAWS/LONGOS ONTARIO MUNICIPAL BOARD DECISION** (File P1534.1) be received.

CARRIED

* M 2. Report from K. Ash, Manager of Development Services, Planning, Design and Development, dated December 2, 2002, re: **REVIEW OF TARIFF OF FEES UNDER THE PLANNING ACT** (File F15AP)

PDD417- 2002
1. That the report from K. Ash, Manager of Development Services, Planning, Design and Development, dated December 2, 2002, to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **REVIEW OF TARIFF OF FEES UNDER THE PLANNING ACT** (File F15AP) be received; and,

2. That the increased planning application fees set out in Table 4 – New Fee Structure under "Proposed Fee" to this report be approved; including the following:

   i) Plan of condominium with a subdivision and rezoning application: $5,000
   ii) Plan of condominium with a subdivision, rezoning and Official Plan Amendment: $5,250
   iii) Revisions to draft approved plans and conditions of draft approval: $1,000 each (when initiated by the applicant);
   iv) Extension of draft plan approval: $1,000;
   v) Lapsing of draft approval – new fees required;
   vi) Registration of each phase of a subdivision beyond the first phase: $750;
   vii) Deposit for proposal signs: $500;
   viii) Ontario Municipal Board mailing labels: $1 per label;
   ix) Clause to be added that if Council has approved an application in principle and the applicant fails to execute the implementing documents within 18 months for a rezoning and Official Plan amendment and 36 months for a plan of subdivision, then the approval shall be rendered null and void. Reactivation will require a new application including new fees;
   x) All fees shall be paid upfront; and,
   xi) No refund shall be paid which results in a lower unit yield of dwelling units or a smaller site for commercial, industrial or institutional uses.

3. That staff be directed to submit a by-law to Council for enactment.

CARRIED

* M 3. Report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated November 30, 2002, re: **SITE PLAN ACTIVITY FOR NOVEMBER 2002** (File P46SI).

PDD418-2002 That the report from D. Kraszewski, Manager of Development Services, Planning, Design and Development, dated November 30, 2002, to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **SITE PLAN ACTIVITY FOR NOVEMBER 2002** (File P46SI) be received.

CARRIED

M 4. Report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated December 9, 2002, re: **STATUS REPORT – ONTARIO COURT OF JUSTICE - PROVINCIAL OFFENCES COURT – HURONTARIO STREET AND RAY LAWSON BOULEVARD**.

PDD419-2002 1. That the report from A. Taranu, Manager of Urban Design and Public Buildings, Planning, Design and Development, dated December 9, 2002, to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **STATUS REPORT – ONTARIO COURT OF JUSTICE - PROVINCIAL OFFENCES COURT – HURONTARIO STREET AND RAY LAWSON BOULEVARD** be received; and,

2. That approval be given to the conceptual design completed by Petroff Architects; and,

3. That additional funding requirements identified in the staff report be considered as part of the 2003 Capital submission.

CARRIED

* M 5. Report from Councillor DiMarco, Chair, Committee for art in Public Places dated December 11, 2002, re: **AMALGAMATION OF COMMITTEE FOR ART IN PUBLIC PLACES WITH THE FLOWER CITY STRATEGY COMMITTEE MANDATE AND DISSOLUTION OF THE COMMITTEE FOR ART IN PUBLIC PLACES** (File G26).

PDD420-2002

1. That the report from Regional Councillor DiMarco, Chair, Committee for art in Public Places dated December 11, 2002, to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **AMALGAMATION OF COMMITTEE FOR ART IN PUBLIC PLACES WITH THE FLOWER CITY STRATEGY COMMITTEE MANDATE AND DISSOLUTION OF THE COMMITTEE FOR ART IN PUBLIC PLACES** (File G26) be received; and,

2. That the mandate for the Flower City Strategy Committee be amended to incorporate the mandate of the Committee for Art in Public Places; and,

3. That the Committee for Art in Public Places be dissolved.

CARRIED

M 6. Video presentation by staff of Planning, Design and Development, re: **PLANNING THE FLOWER CITY (AN OVERVIEW TO THE PLANNING PROCESS)**.

The Planning, Design and Development Committee gave a video presentation which outlined planning, design and development procedures.

PDD421-2002 That the video presentation by the Planning, Design and Development Committee to the Planning, Design and Development Committee Meeting of December 16, 2002, re: **PLANNING THE FLOWER CITY (AN OVERVIEW TO THE PLANNING PROCESS)** be received.

CARRIED

N. REFERRED MATTERS

* N 1. **LIST OF REFERRED REPORTS - PLANNING, DESIGN AND DEVELOPMENT COMMITTEE.**

PDD422-2002 That the List of Referred Reports of the Planning, Design and Development Committee to the Planning, Design and Development Committee Meeting of December 16, 2002 be received.

CARRIED

O. DEFERRED MATTERS - nil

P. CORRESPONDENCE - nil

P1. Correspondence from Mr. Robert J. Crouch dated December 16, 2002, re: **INFORMATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – MANTELIA DEVELOPMENTS INC. – WEST SIDE OF FINANCIAL DRIVE – NORTH OF HALLSTONE ROAD - WARD 6** (File T3W15.9)

DEALT WITH UNDER ITEM D6, RECOMMENDATION PDD382-2002

Q. QUESTION PERIOD

1. In response to a question of City Councillor Sprovieri, direction was given:

- **That staff investigate measures to expedite the construction of the bridge on Sandalwood Parkway which has been delayed as a result of issues raised by the Toronto and Region Conservation Authority.**

R. PUBLIC QUESTION PERIOD - nil

S. ADJOURNMENT

PDD423-2002 That the Planning, Design and Development Committee do now adjourn to meet again on Monday January 6, 2003 at 7:00 p.m. or at the call of the Chair.

CARRIED

The meeting adjourned at 10:00 p.m., December 16, 2002.